

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Heritage Room
Brighton, CO 80601

Agenda

Date: October 13, 2016

6:00 p.m.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042

sjohnson@brightonco.gov

Chairperson:

Allison Lockwood

Vice-Chair:

Danielle Henninger

Treasurer/Secretary:

Joseph Burt

Commissioners:

*Cheri Lopez
Lynette Marrs
Patricia Reither*

City Council

Representatives:

*Ken Kreutzer
J.W. Edwards – Alternate*

Emeritus

Wayne Scott

Youth Commission

Representative:

Alternate:

Jodie Peterson

City Admin. Assistant:

Sheryl Johnson

City Staff:

Aja Tibbs

- | | |
|---|------------------|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Allison Lockwood |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Allison Lockwood |
| IV. APPROVAL OF AGENDA | Allison Lockwood |
| V. APPROVAL OF MINUTES FOR SEPTEMBER 8, 2016 | Allison Lockwood |
| VI. CONSENT AGENDA
Grant Committee – September 9, 2016 | Allison Lockwood |
| VII. PUBLIC COMMENT
Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VIII. PUBLIC HEARINGS
1886 Church – Local Designation
Historic City Hall – Local Designation | Allison Lockwood |
| IX. REPORTS / PRESENTATIONS
<u>Committees:</u>
Committee Work / Options | Allison Lockwood |
| <u>Staff:</u>
Report from Aja | Aja Tibbs |
| X. UNFINISHED BUSINESS
2016 Finances – Plans for remaining funds | Joseph Burt |
| XI. NEW BUSINESS | |
| XII. ADDITIONAL COMMENTS | |
| XIII. ADJOURNMENT | |
| XIV. ANNOUNCEMENTS
Historic Preservation Gala – November 12, 2016
Winter Fest – December 10, 2016
Saving Places Conference – February 1 – 4, 2017 | |

NEXT MEETING
NOVEMBER 10, 2016



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Heritage Room at Historic City Hall at 22 South 4th Avenue, Brighton, Colorado.

DATE: September 8, 2016

Call to Order/Pledge of Allegiance: Chairman Allison Lockwood called the meeting to order at 6:00 p.m. followed by the pledge of allegiance.

Roll Call/Establish Quorum: Commissioners Present: Joseph (Joe) Burt, Danielle Henninger, Allison Lockwood, Cheri Lopez, Lynette Marrs, Patricia Reither and Ken Kreutzer

Commissioners Absent: (Excused) Jodie Petersen

Staff Present: Sheryl Johnson & Aja Tibbs

Others Present: Wade Smith & Wayne Walvoord

Seating of Alternate:

Motion to seat the alternate by Danielle. Second by Cheri. Motion Carries.

Approval of Agenda:

Motion to approve the agenda as is by Ken. Second by Pat. Motion Carries.

Approval of Minutes for August 11, 2016:

Motion to approval the Minutes for August 11, 2016 as revised by Joe. Second by Pat. Motion Carries.

Consent Agenda:

Events Committee – August 4, 2016 and Grants Committee – August 12, 2016

Motion to approve the Consent Agenda by Danielle. Second by Cheri. Motion Carries.

Public Comment:

Wayne Walvoord

Wayne participated in the citizen's task force. The Bee Brighton plan gives a sense of belonging. There is an agriculture meeting in Bennet that would be good for commissioners to attend. This could even create a partnership with Arapahoe County. The Brighton Historic Preservation Commission should become more involved in the Adams County museum. Mr. Walvoord offered some uses for the Bromley Hishinuma Farm such as greenhouses. Ken stated that City needs to be allowed to get the process started regarding the uses. The farm needs to remain historic. Mr. Walvoord left the meeting following the completion of the public comment.

Reports / Presentations:

COMMITTEES:

Committee Work / Options – Allison Lockwood

Need to see if we should change the committees and how they are functioning. Some of the committees are active and some are not. Instead of having committee meetings we could have a Study Session. Instead of a small group of people, everyone would have input on all the different areas. Joe offered that this probably will not work for the Grants committee as they do very optimal work. The Events Committee would like to stay on their own as they make the final preparations for the Gala. The Demo Committee needs to be kept separately also. The problem is that we have a small commission. The Commission needs to be more productive by finding volunteers to help. Everyone should think about continuing the committees or creating a Study Session format which would meet on a different Thursday night. We will discuss more at an upcoming meeting.

STAFF: Aja Tibbs

Historic Properties Committee:

The property at 100 South 3rd Avenue (Tabor Rice Funeral Home) does not have a lot of integrity. It is being approved for demolition of which the garage located to the rear of the property will be removed. There will be rehab on the interior of the structure. The exterior surface will be repaired and two windows in southeast corner of the building will be filled in and bathrooms will be installed inside. The north and south wing additions will remain.

The property at 133 North 5th Avenue (Historic Root Cellar) is the location where the mason fruit jars were found. There were several boxes of jars that were donated to the Historic Preservation Commission. The jars will be cleaned and identified. A book was ordered to help identify them.

The property at 122 North Main Street (Rehabilitation Permit) was the location of Joonbugz. The front of the building is woodish. It was built for a bicycle shop. Mark Dyson is the owner of the building. He has begun interior work to restore the building and would like the history of the building. The front façade will be remodeled also.

Grants & Surveys:

CLG Grant – 64 Agricultural Properties – The work with the survey consultant has been completed. Parks and Rec will close out the final grant report with the State. The final survey report will be added to the Historic Preservation website and copies will be available at the Historic Preservation Office. A summary will be presented to City Council.

CLG Grant – Brighton Subdivision – Work for the next CLG Grant has begun. The scope of the work will include a comprehensive level survey of all of the properties located within the Brighton subdivision, and an intensive level survey of approximately 15 properties will be completed.

Budget:

HPC 2017 Budget – The proposed budget is under review with presentations being made by the departments. The funding requests will be reviewed by City Council and then move for approval.

HPC Office:

Office HVAC Installation – Work is to begin at Historic City Hall on the HVAC system. The work in the Historic Preservation office will take about 3 to 4 weeks.

HPC Office Coordinator Position – The position has been posted for a part-time temporary staff person. The position will close on September 9th. A budget request was submitted to keep this position during 2017.

Unfinished Business:

2016 Finances / Treasurer's Report – Joseph Burt

Joe reminded everyone to use their budget as there is still money left in some of the line item accounts. There are a couple of items that will be purchased yet this year which include advertising for the Gala, hanging up the plat map at Historic City Hall and a plaque for the Duke White field. Committees need to review and report what is going to be spent this year.

New Business:

None

Additional Comments:

At the October 13th meeting, there will be 2 public hearings.

Ken gave an update from City Council regarding a possible change in the downtown area.

Great Western Sugar – the management will not announce the timeframe for the demo

Tickets are on sale for the Gala. Also auction items will be needed.

Saving Places Conference is coming up in February. If interested in attending, the early registration is going on now.

Let Sheryl know.

Adjournment:

Motion to adjourn at 7:06 p.m. by Ken. **Second** by Lynette. **Motion Carries.**

Announcements:

Eco Fair – September 24, 2016 – will not have a booth

Historic Preservation Gala – November 12, 2016

Winter Fest – December 10, 2016

Saving Places Conference – February 1 – 4, 2017

Next Meeting: October 13, 2016 at 6:00 P.M. at Historic City Hall

Submitted by,

Sheryl Johnson

DRAFT COPY



Meeting Minutes of the Grants Committee of the Brighton Historic Preservation Commission
Held at the Historic Preservation Office at Historic City Hall at address 22 S. 4th Avenue in Brighton Colorado.

Date: Friday, September 9, 2016

Call to Order: 3:35 pm

Roll Call/Establish Quorum:

Committee Members Present: Joseph Burt, Allison Lockwood

Staff Present: Mark Heidt, Aja Tibbs

Other Present: None

Absent: Cheri Lopez

Agenda:

Updates from Mark Heidt

CLG Application for Next Grant Cycle

Old Business:

64 Properties Agricultural Grant:

Everything is complete with the 64 Farmsteads Grant. The final report has been filed and accepted, and the grant money has been received.

New CLG Grant – Next Phase:

The Committee talked through the new survey property list provided by staff and began evaluating what properties should be included in the survey. Extensive discussion occurred between committee members to weigh the benefits of the intensive vs. comprehensive survey needs for each of the properties with structures. The survey includes all types of uses; Industrial, Commercial and Residential, so it is difficult to determine which properties should be prioritized for intensive survey vs. comprehensive. Unable to make a determination without seeing the properties, the Committee scheduled at time to meet on-site on Tuesday, September 13 at 1:00pm. Joe offered to email the Commission and invite them to join us and provide additional input.

New Business:

None

Adjournment: 4:50 pm

Next Meeting: Friday, October 14, 2016 at 3:30 pm in the Falcon Conference Room

PLANNING DIVISION STAFF REPORT

To: Historic Preservation Commission

Reviewed By: Jason Bradford, AICP, Planning Division Manager

Prepared By: Aja Tibbs, Long Range & Historic Preservation Planner

Date Prepared: October 3, 2016

Requested Action: Review at a public hearing and make a recommendation to the City Council for the nomination of the 1886 church as a Local Historic Landmark.

PURPOSE:

In order to proceed with the designation of this property as a local historic landmark, the Brighton Historic Preservation Commission (BHPC) shall review the nomination and application for designation as a historic landmark, conduct a public hearing, and approve a nomination resolution.

BACKGROUND:

The BHPC submitted, and acts as the applicant, for a nomination application for the 1886 church, as a historic landmark. The owner of the property is the City of Brighton, and they have consented to the nomination of the structure as a historic landmark. The 1886 church was listed on the Colorado State Register as a historic landmark on June 9, 1999.

HISTORIC LANDMARK ELIGIBILITY:

An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories:

- 1) Architectural Category: In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:
 - a. exemplifies specific distinguishing characteristics of an architectural period or style; or
 - b. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 - c. demonstrates superior craftsmanship or high artistic value; or
 - d. contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
 - e. evidences a style particularly associated with the Brighton area.

- 2) Social and Historic Category: In order to be considered significant in the Social and Historic Category, at least one (1) of the following criteria must be met:
 - a. is the site of an historic event that had an effect upon society; or
 - b. exemplifies cultural, political, economic or social heritage of the community; or
 - c. represents a built environment of a group of people in an era of history; or
 - d. has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or nation; or
 - e. has an association with a notable person(s) or the work of a notable person(s).
- 3) Geographic and Environmental Category: In order to be considered significant in the Geographic and Environmental Category, at least one (1) of the following criteria must be met:
 - a. enhances a sense of identity of the community; or
 - b. by being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or
 - c. is unique in its location of singular physical characteristics; or
 - d. possesses unique and notable historic, cultural or architectural motifs; or
 - e. is an established and familiar mutual setting or visual feature of the community.

ARCHITECTURAL SUMMARY:

Constructed in 1886, the First Presbyterian Church building is located on the west side of Main Street, just south of Brighton's early commercial area and within an early residential neighborhood. The small Gothic Revival style church is a one-story red brick building with a rectangular plan measuring approximately 29 x 40 feet. The east façade faces Main Street, and the entry is on the north. Over the main sanctuary portion of the building, the wood shingled roof is a steeply pitched front gable. Toward the front of the building there is a lower pitched cross gabled roof which extends over the entry foyer and narthex. A square, roof top bell tower, which was added in 1890, dominates the northeast corner of the building. It is a wood frame structure with wood lap siding. The brick walls include cornice detailing and belt courses that are broken by pilasters that define building corners and form window bays. The brick walls of the building extend into the gable ends except in the east end of the main roof which is filled with vertical wood siding. Wood framing lancet windows are set in brick lancet arches and have stone sills. There are three evenly spaced single windows on the north and four are on the south.

Today, the integrity of the structure remains the same as when it was listed on the State Register in 1999. Some minor changes have been made to upgrade the HVAC systems and electrical systems of the building, but no additions or alterations have occurred to the exterior of the structure.

CULTURAL SUMMARY:

The Presbyterian homesteaders were the first organized religious body and the first denomination to erect a church building in Brighton. The first meeting was held in the Higgins Saloon in August of 1884, where planks were placed on top of beer kegs for the services. Later, they were held in the homes of the members until the original church was constructed in 1886. D.F. Carmichael and D.W. Strong, who are both seen as the founders of Brighton in their own way,

were both elders of the church. D.W. Strong initially hosted the meetings in his home, and D.F. Carmichael deeded land to the Presbyterian Trustees of the church for the value of \$1.00. The building was also constructed on the first subdivision plat, The Brighton Subdivision, only five years after approval in 1881.

PUBLIC INQUIRIES AND INPUT:

The BHPC shall conduct a public hearing at the time, date, and place as published, and shall consider all relevant evidence concerning the proposed designation. Opportunity shall be provided for all interested parties to express their opinions and provide evidence regarding the proposed designation. A notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing. As of the date this report was published, the Historic Preservation Administrator has not received any formal public inquiries or input regarding this project.

STAFF ANALYSIS AND RECOMMENDATION:

As the first church built on Brighton's first subdivision, the 1886 church is geographically significant in its representation of Brighton's first neighborhood, and the initial residents and founders the area. Naturally, it also demonstrates cultural and social significance to Brighton's early religion and community organization. Furthermore, the elaborate brick detailing, lancet windows, and steeply pitched gable roof, are an iconic image of the late 19th century Gothic Revival style for vernacular buildings. Therefore, staff finds that the nominated property meets the eligibility requirements for the finding of historic significance, as outlined in Section 16-22-30 of the Municipal Code. Staff also finds that the 1886 Church meets all three categories of significance, Architectural, Historical and Social; and Geographic and Environmental. A resolution to the City Council, recommending approval of the designation of the 1886 Church, has been drafted for the Commission's review and consideration. *Refer to the attached application questionnaire which provides criteria specific analysis.*

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a nomination for designation of a Historic Landmark, and shall make a determination as to the appropriateness of the nomination, according to the standards and criteria adopted. If the nominated cultural resource or district is found to possess historic and/or architectural significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- Approve the draft Resolution making a recommendation of designation to the City Council.
- Approve the draft Resolution, with specific changes or conditions, making a recommendation of designation to the City Council.
- Continue the public hearing to a date certain, with findings of fact to justify the decision.
- Direct staff to draft a Resolution to recommend denial to the City Council, with specific findings of fact to justify the decision.

ATTACHMENTS:

- Application Submittal Items: photographs related to the site, and the application questionnaire (specific criteria analysis), state nomination survey form and photographs.
- Resolution (draft)

1. Provide a history of the property requesting nomination.

Insert Response:

The Presbyterian homesteaders were the first organized religious body and the first denomination to erect a church building in Brighton. The first meeting was held in the Higgins Saloon in August of 1884, where planks were placed on top of beer kegs for the services. Later, they were held in the homes of the members until the original church was constructed in 1886. D.F. Carmichael and D.W. Strong, who are both seen as the founders of Brighton in their own way, were both elders of the church. D.W. Strong initially hosted the meetings in his home, and D.F. Carmichael deeded land to the Presbyterian Trustees of the church for the value of \$1.00.

Constructed in 1886, the First Presbyterian Church building is located on Main Street, just west of Brighton's early commercial area, within an early residential neighborhood. The small Gothic Revival style church is a one-story red brick building with a rectangular plan measuring approximately 29 x 40 feet. The east façade faces Main Street, and the entry is on the north. Over the main sanctuary portion of the building, the wood shingled roof is a steeply pitched front gable. Toward the front of the building there is a lower pitched cross gabled roof which extends over the entry foyer and narthex. A square, roof top bell tower, which was added in 1890, dominates the northeast corner of the building. It is a wood frame structure with wood lap siding. The brick walls include cornice detailing and belt courses that are broken by pilasters that define building corners and form window bays. The brick walls of the building extend into the gable ends except in the east end of the main roof which is filled with vertical wood siding. Wood framing lancet windows are set in brick lancet arches and have stone sills. There are three evenly spaced single windows on the north and four are on the south.

See State Nomination form for additional details.

**2. Which of the following categories are met by the property or district being nominated?
(Check all of the following that apply, and respond to each criteria as applicable.)**

☒ **1) Architectural category**

☒ **Exemplifies specific distinguishing characteristics of an architectural period of style.**

Insert Response:

The building is a good local example of late 19th century ecclesiastical architecture, reflecting the Gothic Revival style. The style was widely utilized during the period, with surviving examples across the state ranging from the simple wood frame vernacular structures constructed in small communities to the complex architect designed edifices of the larger cities.

- ☐ Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.

Insert Response:

- ☐ Demonstrates superior craftsmanship or high artistic value.

Insert Response:

- ☐ Contains elements of architectural design, detail, materials, constructions or craftsmanship which represent as significant innovation.

Insert Response:

- ☐ Evidences a style particularly associated with the Brighton area.

Insert Response:

- ☒ 2) Social and historic category

- ☐ Is the site of an historic event that had an effect upon society.

Insert Response:

- ☒ Exemplifies cultural, political, economic or social heritage of the community.

Insert Response:

Representative of the early Brighton religion and the first church built within the community.

- ☒ Represents a built environment of a group of people in an era of history.

Insert Response:

First structure representing the organization of the Presbyterian church – the larger religion amongst Brighton’s founding fathers, and early society of Brighton. The Presbyterian Church was

established in Brighton in 1884, three years before Brighton incorporated as a town. The congregation is the oldest, continuous institution still in Brighton.

☒ Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation.

Insert Response:

This structure was listed on the state register of historic landmarks on 6/9/99.

☒ Has an association with a notable person or the work of a notable person.

Insert Response:

The church was founded and initially organized by D.W. Strong and the land donated by D.F. Carmichael. Both are considered to be Brighton's founding fathers.

☒ 3) Geographic and environmental category

Insert Response:

☐ Enhances a sense of identity of the community

Insert Response:

☒ By being a part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif.

Insert Response:

It is located in the first subdivision of Brighton (Brighton Subdivision), which was approved in 1881. It sits within the original neighborhood of town, and where many of Brighton's initial residents would have lived.

☐ Is unique in its location of singular physical characteristics.

Insert Response:

☐ Possesses unique and notable historic, cultural or architectural motifs

Insert Response:

<input type="checkbox"/> Is an established and familiar mutual setting or visual feature of the community
<i>Insert Response:</i>
3. Has the property been remodeled or changed since its original construction? If so, please describe (or attach), in as much detail as possible, a chronological list of all alterations made to the subject property or district.
<i>Insert Response:</i> <i>No. Only the addition on the bell tower in 1890. Minimal work has been performed to install an HVAC system into the building.</i>

Site Number 5Am65

Please Note

Some of the items previously filed with this cultural resource record were not scanned. These items may include:

- Published materials - including newspaper and magazine clippings
- Bound material - including brochures and pamphlets
- Microfiche
- Negatives (photocopy any contact sheets and clip to negatives)
- Computer disks or CDs
- Documents
- Items over 17 x 11

These items are now stored in the Supplementary Files at the OAHP office.



COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, CO 80203

HISTORIC BUILDING INVENTORY

Office Use Only

site no. 5AM 898 65eligible for National Register ☒ yes ☐ nodate 5/26/95 initials DAcriteria ☐ A ☐ B ☒ C ☐ D

contributes to a potential National Register district

☐ yes ☐ no district name: _____eligible for State Register ☐ yes ☐ no

date _____ initials _____

criteria ☐ a ☐ b ☐ c ☐ d ☐ e

areas of significance: _____

period of significance _____

local landmark designation ☐ yes ☒ no

date of designation _____

designating authority: _____

P.M. 6TH township 1 S. range 66 W.☐ of SW ☐ of NE ☐ of NW ☐ of section 7

UTM Reference

Zone 13 Easting 515200 Northing 4425800USGS quad name BRIGHTONyear 1965 7.5' 15' PHOTO REVISED 1979block 4 lot(s) 11 & 12

BRIGHTON SUBDIVISION

addition _____ year of addition _____

☒ original location ☐ moved

date of moves(s) _____

historic use: CHURCH religious facilitypresent use: CHURCH religious facilitydate of construction estimate 1886 actual 1886

source of information: _____

architect: UNKNOWN

source of information: _____

builder/contractor:

PRESBYTERIAN CONGREGATION
source of information: _____

original owner:

PRESBYTERIAN

source of information: _____

associated buildings ☐ yes ☒ no

type: _____

county: ADAMScity: BRIGHTONhistoric building name: Presbyterian Church1886 HISTORIC CHURCH

current building name:

1886 HISTORIC CHURCH

address:

147 SOUTH MAIN STREET
BRIGHTON, COLORADO 80601

owner name & address:

CITY OF BRIGHTON
22 SOUTH 4TH AVENUE
BRIGHTON, CO. 80601

style:

Gothic Revival

building type:

materials:

BRICK & FRAME

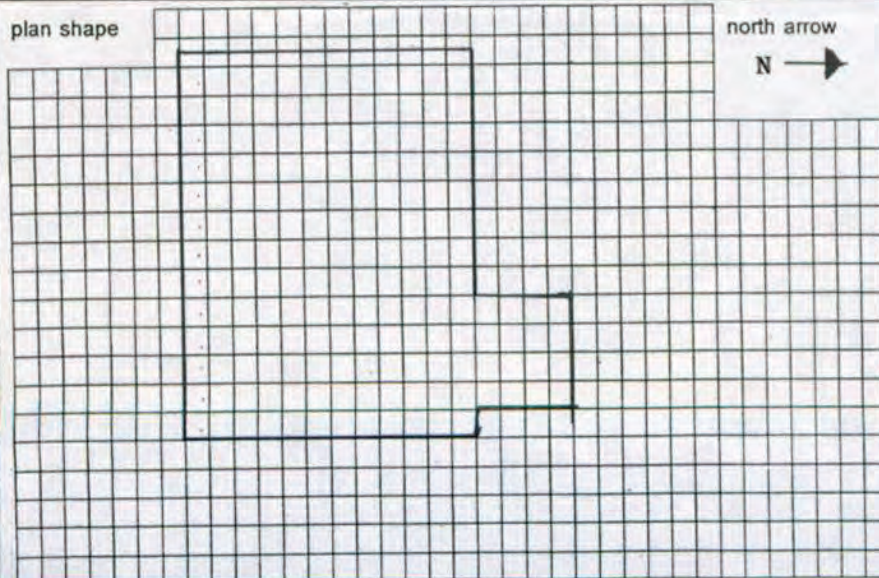
stories:

ONE

square footage:

1200

plan shape



north arrow

N →

architectural description:

The 1886 Church is a brick structure with frame bell tower. The basement and foundation are mortar and stone. The roof is frame with sawn shake shingles. The interior is plaster walls and hard wood floor.

___ additional page(s)

photographs: include photographs showing each side of building and any associated buildings

construction history (include description and dates of major additions, alterations, or demolitions):

- The church was first constructed in 1886 with the steeple added in 1890.
- The church was completely renovated and a new roof installed in 1975 as a Bicentennial Project of the State of Colorado.

___ additional page(s)

historical background (discuss important persons and events associated with this building):

Please see attached article.

___ additional page(s)

information sources (be specific):

- Adams County Historical Society.
- Enclosed article.
- Presbyterian Historical Register; Historical site #92.
Presbyterian Historical Society, Philadelphia, PA.

___ additional page(s)

significance (check appropriate categories)

architectural significance

___ represents the work of a master

___ possess high artistic value

X represents a type, period or method of construction

historical significance

X associated with significant person(s)

___ associated with significant event

X associated with a pattern of events

___ contributes to an historic district

theme(s)

statement of significance (briefly justify the significance checked above):

The 1886 Church is significant because it was erected at the time that Brighton was incorporated as a town. It was the first place of worship; being built by the same people who platted the town. It has been a church continuously for 110 years. It remains as a symbol of Brighton's pioneer heritage.

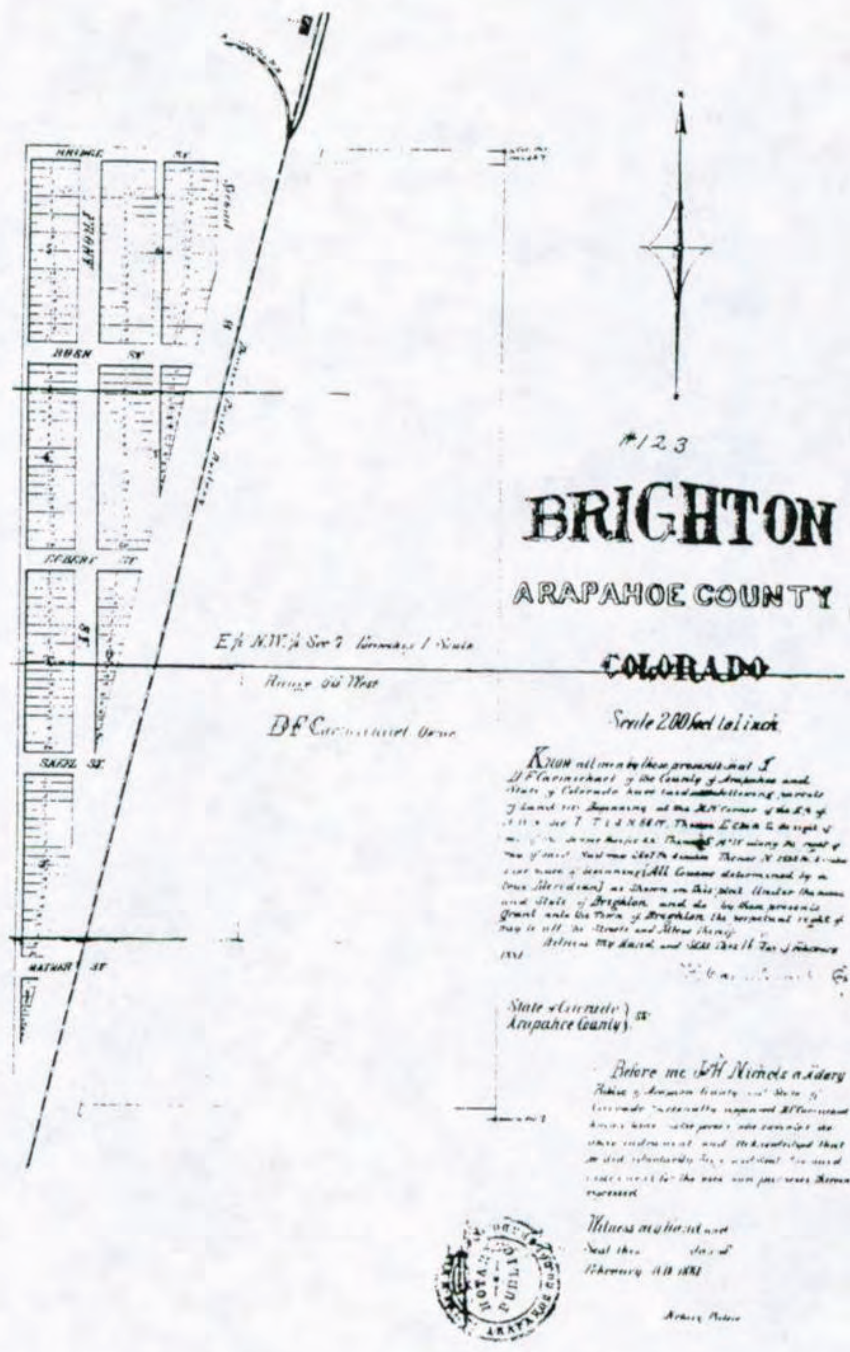
___ additional page(s)

inventory completed by: William Paul, Parks Supervisor

date: 04-01-95

address: 22 South 4th Avenue
Brighton, Co. 80601

phone: 303-659-4050



Plot map recorded by Daniel F. Carmichael. Presybterian Church was built on Block 4, Lots 11 and 12.



view
to
southwest
1995



Southwest



Southwest



View to East
1995

MAPPED E



INVENTORY RECORD

IMPORTANT: COMPLETE THIS SHEET FOR EACH RESOURCE PLUS EITHER AN ARCHAEOLOGICAL OR HISTORICAL/ARCHITECTURAL COMPONENT FORM.

NOT FOR FIELD USE
DET. ELIG.
DET. NOT ELIG.
NOMINATED
LISTED, DATE

#86

I. IDENTIFICATION: 1) Resource No. 5AM65 2) Temp. No. 01/01/0012

3) Resource Name The 1886 Church 4) Project Name Survey Update
The Presbyterian Church of Brighton

5) Category: Arch. Site X, Hist./Archit. Structure X, Hist./Archit. District

6) (For Arch. site) In a District: yes no; Name n/a

II. LOCATION: 7) Township 1S; Range 66W; SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of
 Section 7; P.M. Sixth 8) County Adams

9) USGS QUAD Brighton; 7.5 x15; Date 1965(1979) Attach photocopy
 portion of Quad. Clearly show site. 10) Other maps

11) Dimensions mX m 12) Area sq.m(+4047=) .645 ^{less than one} acres

13) UTM Reference: (One UTM centered on resource may be given for resource under 10 acres.)

A. 13; 51.5 | 20.0 | mE; 4.4 | 25 | 80.0 | mN. B. | | | mE; | | | mN.
 C. | | | mE; | | | mN. D. | | | mE; | | | mN.

14) Address 147 S. 1st Ave. (200 S. Main) Lot Block 4 Addition Brighton
Brighton

III. MANAGEMENT DATA: 15) Field Assessment: Eligible X Not Eligible Need Data

16) Owner/Address City of Brighton, 450 S. 4th, Brighton

17) Gov't Involvement: County X State Federal Private : Agency City of

18) Disturbance: none X light moderate heavy total ; Explain n/a

19) Threats to Resource: Water Erosion Wind Erosion Animal Activity Neglect Vandalism
 Recreation Construction ; Comments noe are apparent

20) Management Recommendations continue maintenance of building

V. REFERENCE: 21) State/Fed. Permit Nos. 115

22) Photo Nos. yes - in file, on file at Colorado Preservation Office

23) Report Title n/a

24) Recorder Barbara Norgren 25) Recording Date June 1982

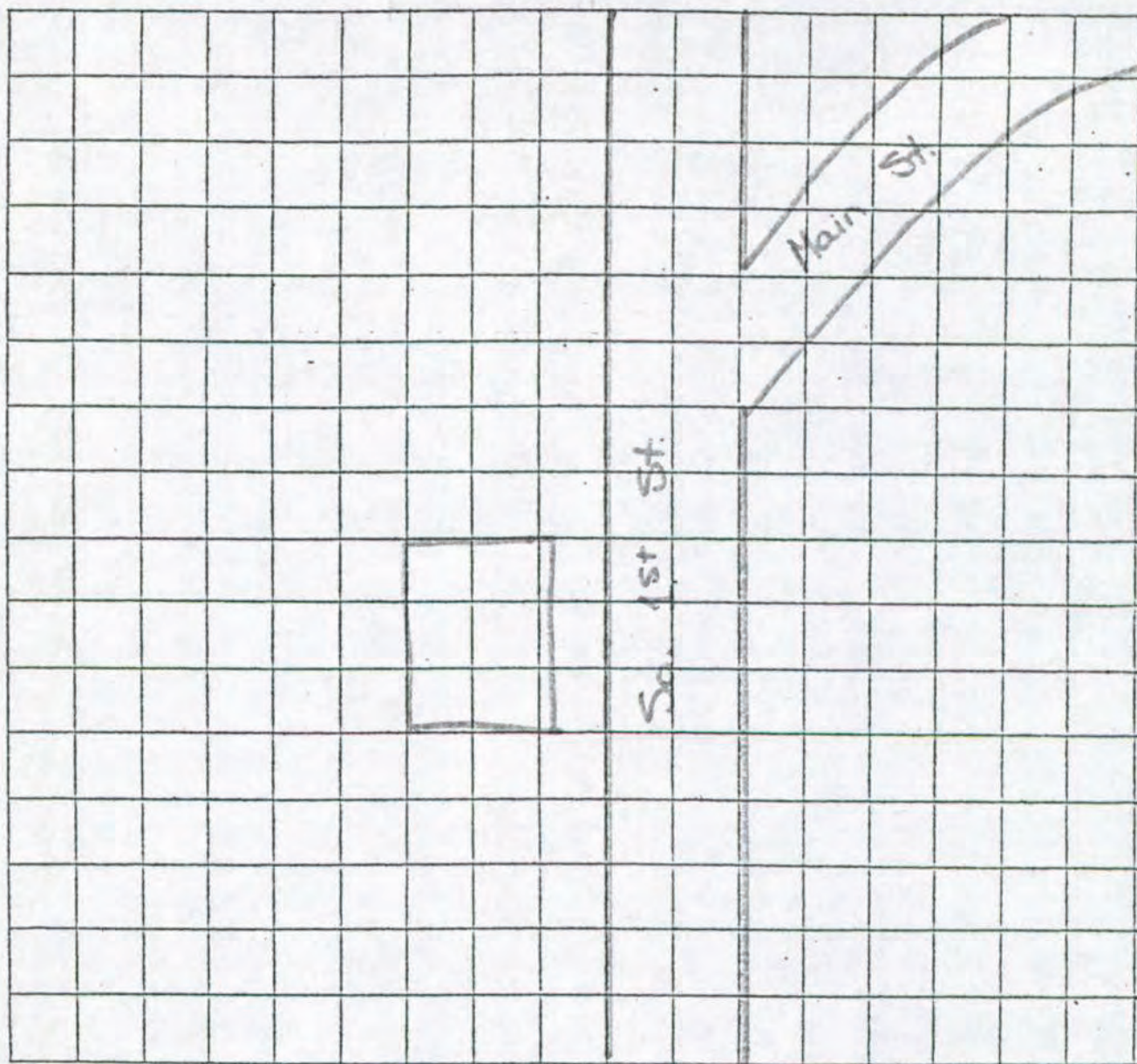
26) Recorder Affiliation Colorado Preservation Office 27) Phone No. 866-3392

V. SKETCH MAP: Map all features and show the boundaries of the resources. Show all major topographic features, permanent modern features, and vegetation zones as appropriate. Give names of features, streets and addresses if known. Provide scale, key and direction.

scale:

key:

↑
N
true ____
mag. ____

3) Location/Access: n/a9) Boundary Description: n/a) Boundary Justification: n/a



IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

01/01/0012

- 1) Resource No. 5AM65 2) Temp No. _____ 3) Name Presbyterian Church of Brighton
4) Address 147 S. 1st Ave., Brighton, CO 5) District Name n/a
I. INTEGRITY: 6) Condition: Good X Fair _____ Deteriorated _____
7) Original Use Church Services 8) Present Use special uses by arrangement
9) Original Site X Moved _____ Date(s) of Move: n/a
10) Unaltered X Altered _____ Explain: Exterior appears original

12) Construction Date 1886 13) Architect/Builder not known

14) Architectural Style(s) Gothic Revival elements

15) Special Features/Surroundings: Square steeple on NE corner faced in wood
shingles and open belfrey. Pointed arched windows and main entrance on
north corner. Located on out skirts of main business section of town in
mixed area of commercial and older homes.

16) Archaeological Potential: Yes ☐ No ☐ Unknown ☒ Explain:

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

17) THEME	Religion		
18) SUB-THEME	Presbyterian		
19) TYPES	Church building		
			Form No. 618

(Attach Photographs)

Frame Number _____

Roll Number _____

Facade Orientation _____

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

21) Historical Significance:

- Represents work of a master
- Possesses high artistic values
- ☒ Represents a type, period, or method of construction

- ☒ Associated with significant persons
- ☒ Associated with significant events or patterns
- Contributes to the significance of an historic district

The first church to be established in Brighton was the Presbyterian. It was first organized in the home of D.W. Strong in August, 1884 and the first meeting was held in the Higgins Saloon. Planks were placed on top of beer kegs for the services. Later, they were held in the homes of the members. The new church building was constructed in 1886 with brick hauled by wagon from the Hazzard from south of Brighton where the Davis farm is now. D.F. Carmichael, founder of Brighton and owner of the first bank was the first elder of the church. His wife is credited with the renaming of Hughes to Brighton after her birthplace of Brighton Beach, New York.

Another elder of the church, D.W. Strong, was an early Brighton groceryman. Strong became mayor of Brighton in 1889 to 1890.

The early church members were town people and the early homesteaders who had steeled south of Brighton.

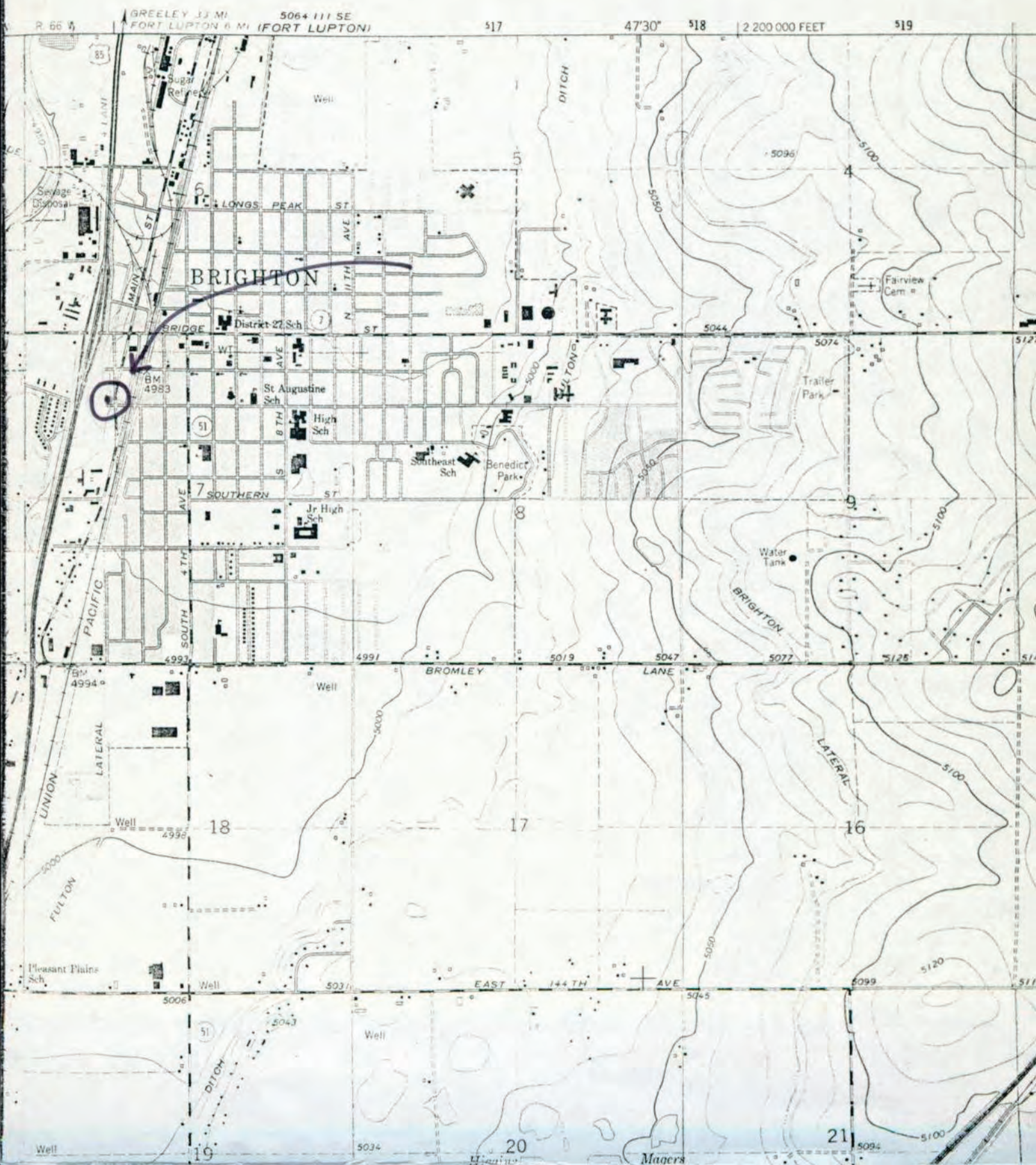
In 1918, the decision was made to build a new building on South 4th Ave. and the present building was sold to Emmaus Lutherans.

The 1886 Church continues to convey a sense of the past and is a treasured link with the history of Brighton. It represents the past lives

22) List Any Associated Cultural Group: Many

V. REFERENCES: Colorado Preservation Office
reference files: National
Register nomination forms.

of the people of the plains farming communities in the area and its architecture speaks of the forthrightness and sturdiness of the people who settled on the plains. It served as the center for social and educational activities and molded the life of the community.



5 Am65
1982
View to Southwest



STATE INVENTORY FORM

SAM65

Innovation

01/01/0012

NAME:

Historic 1886 Church Common Presbyterian

LOCATION:

County Adams County T. _____ R. _____ S. _____

ADDRESS: (street address, if city or town: distance and direction from highway, river, crossing, or other reference point, if rural)

200 South Main Street, Brighton, Colorado Highway 85 N to Brighton,
turn right on Bridge Street, E 2 blocks, turn right again on Main
Street, S 2 blocks to church.

OWNERSHIP:

Federal _____
State _____City _____
County _____Private xName of Owner Adams County Historical SocietyStreet and Number Route 2, Box 120P8City/Town Brighton, Colorado

PHYSICAL DESCRIPTION: Enclose Photos

CONDITION:

Occupied _____
Unoccupied x
Ruins _____Excellent Condition _____
Good Condition x
Poor Condition _____Vandalized _____
Alterations _____
Moved from original site _____

HISTORICAL SIGNIFICANCE: (Please list on back of sheet)

Date: 1886 Architect: UnknownData Sources: Adams County Historical Society
The Brighton Blade NewspaperRATE SIGNIFICANCE: Local x State _____ National _____DATE: February 4, 1976 SIGNATURE: James H. Baca

PLEASE GIVE HISTORY NARRATIVE ON BACK

1) Site Number - picture

2) SITE NAME 1886 Church

Site Threatened _____

ADDRESS 200 South Main Street

Brighton, Colorado

T _____ R _____ S _____

3) OWNER Adams County Historical Society

Route 2, Box 120P8

4) CONDITION excellent _____ good ☒ fair _____ ruins _____

buildings occupied _____ unoccupied ☒

5) PHYSICAL DESCRIPTION Building has 1' ☒ 2 _____ 3 _____ stories

frame Steeple stone _____ log _____ brick ☒ other _____

The Steeple was added on later in the summer of "1890". indicate

6) SIGNIFICANCE Be specific making certain to give date(s). List your sources. If necessary continue on the back.

The church, built in 1886, was Brighton's first. During those early years, it served as sort of a community church.

A good number of the early settlers here were Presbyterian, including D.F. Carmichael and D.W. Strong, and so the first church established in Brighton was the Presbyterian Church.

These people called a meeting in the D.W. Strong home in August, 1884 and organized a church body. The first meeting was held in the Higgins saloon. Planks were placed on top of beer kegs on Sundays for the services for a time.

The church building was built on land donated by D.F. Carmichael in 1886, with brick hauled in by wagon from the Hazzard farm, south of Brighton, where the Davis farm is today.

The church was used until 1917 when it was sold to the Emmaus Lutheran Church.

In 1975, The Adams County Historical Society held a successful fund drive to purchase the building for a museum.

James H. Baca

Name

3442 Pecos Street

Denver, Colorado 80211

Address

Site Number: 5AM65

Date of Photo: 1976

Upper: View to Southwest

Middle: View to Southwest

Lower: View to Southwest

Below:



SAM65
1976
View to West



Site Number: SAM65

Date of Photograph: 1976

Next to Label: N/A

Left: View to South

Middle: View to Northwest

Right: View to East



December 23, 1975

Adams County Historical Society
Route 2 Box 120P8
Brighton, Colorado 80601

Dear Members:

I regret to inform you that the Presbyterian Church of Brighton was not accepted by the National Register. The reason given was religious properties are not eligible unless they are shown to be significant for architectural, or artistic distinction or historical importance. The Register felt that the nomination as it stood did not justify inclusion of the church for any of these reasons.

There are two avenues open to you. You may appeal the decision of the Register staff in which I will be happy to explain how it is done, or you may elect to rework the Statement of Significance to see if the questions above can be answered. If you choose the second alternative, I will be happy to forward the nomination to you. If I do not hear from you, I will assume that you have decided to drop the project, and the nomination form along with the material developed will be kept on file.

Sincerely,

Floyd Patterson
Research Assistant

NAME OF PROPERTY

Presbyterian Church of Brighton

STATE

Colorado

5AM65

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE NOMINATION IS RESUBMITTED.

7

Description: _____

8

Statement of Significance: Since religious properties are not usually considered eligible unless significant for architectural or artistic distinction or historical importance please concentrate on these areas in a condensed statement of significance. All areas of significance checked must be →

9

Bibliography: where did the information in the form come from?

10

Geographical Data -- Acreage: _____

UTM Reference(s): Nothing appears incorrect.

Verbal Boundary Description: _____

12

Certification: _____

Photographic Coverage: _____

Map Coverage: _____

Other: _____

Questions concerning this nomination may be directed to W. Ray Luce
on the National Register staff, telephone 202 / 523-5483.

Thank you for your attention to the above items.

Charles A. Hume
Chief, Branch of Registration

Date: _____

12.5.75

INT-2105-74

supported in the statement that follows. Is this the earliest community church in Brighton? Architecturally, is it representative of a style unusual to the region?

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED OCT 24 1975

DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

The Presbyterian Church of Brighton

AND/OR COMMON

The 1886 Church

2 LOCATION

STREET & NUMBER

147 South 1st Avenue

NOT FOR PUBLICATION

CITY, TOWN

Brighton

CONGRESSIONAL DISTRICT

4th

STATE

Colorado

VICINITY OF

CODE

COUNTY

Adams

CODE

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☒ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☒ IN PROCESS☐ BEING CONSIDERED

STATUS

☐ OCCUPIED☒ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☒ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☐ PRIVATE RESIDENCE☒ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Elmwood Baptist Church

STREET & NUMBER

144th avenue and Highway 85

CITY, TOWN

Brighton

VICINITY OF

STATE

Colorado

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC. Adams County Courthouse

STREET & NUMBER

4th Avenue and Bridge Streets

CITY, TOWN

Brighton, Colorado 80601

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Colorado State Inventory of Historic Sites

DATE

8/6/75

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

State Historical Society of Colorado

CITY, TOWN

200 East 14th Avenue, Denver,

STATE

Colorado 80203

7 DESCRIPTION

CONDITION

—EXCELLENT

☒GOOD

—FAIR

—DETERIORATED

—RUINS

—UNEXPOSED

CHECK ONE

☒UNALTERED

—ALTERED

CHECK ONE

☒ORIGINAL SITE

—MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The building is essentially as it was when built in 1886. Since that time, some minor changes have been made, such as the painting of the original brick facade, as well as the addition of toilet facilities in the basement. (This is only a partial basement and it is believed to have been constructed when the building was built.) After the original construction, the bell tower was added, although this was during the early years.

As the church building stands today, it is structurally sound, although it has some exterior degradation of the brick facade in the form of cracks on mortar lines. Only the facade has been affected at this point. The roof is covered with wooden shingles, which are in need of replacement because of leaks. There is some minor damage to inside plaster walls because of water. The floor has been partially covered with carpet runners, but the original floor is still intact and in good sound condition. At some point (date unavailable) the wall-papered walls have been painted. The original wall paper pattern is undiscernable at this writing. Very little of the early equipment, such as the organ or pulpit is intact today, although the wooden trim around most doors, as well as the doors themselves are believed to be original, or at least consistent with that construction period. There is some degradation of the wooden bell tower, but inspection has shown this degradation to be only in exterior facade and not in structure.

The parcel of ground which the building occupies is in contour and shape of the original grounds.

Some normal updating has been done to the building necessitated by its almost continued use since 1886, such as the inclusion of the utility services of electricity, municipal sewer and water service, as well as natural gas. The church was built on land that was in the original platted area of Brighton, and is adjacent to or in the proximity of other buildings that are still standing and of the same area (mostly residential). There is only one modern building in the immediate proximity - that building being an insurance office directly south of the site in question.

The Church is a modest Victorian structure with Gothic overtones. It is entirely constructed of brick, a soft red local brick which deteriorates easily and since painted over for that reason. It is rectangular in floor plan with a steeple/belfrey located over the main entry on the southwest corner of the building. The roof is gabled and the gable end on the front, as well as the steeple are clapboard. There are three two center pointed windows arranged symmetrically along each side. The entry and the hall window on the east side are constructed along the same design. The only frivolous gesture on the building are the carved barge boards which face the lower south and east gables over the entry and the hall window.

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NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 2

Brighton in 1870. It later joined the Union Pacific from Omaha, and the Union Pacific purchase of the road occurred about 1880. The founder of the Brighton was D. F. Carmichael, who became one of the first elders of the Presbyterian Church. His wife, sister of Almet Skeel of the famous Skeel ranch, renamed Hughes Station as Brighton. An obituary in the March 3, 1911, issue of the Brighton Blade recorded the birthplace of Mrs. Carmichael as Brighton Beach, New York.

Carmichael purchased 240 acres in 1879 from the Denver Pacific, and still more in 1882, for a total of 720 acres, all south of Bridge Street the east-west center street of Brighton today. He plotted the land into lots and sold them to incoming residents.

D. W. Strong, another early elder of the church, was a groceryman, who had land on the north side of Bridge Street. His store was located where the Ben Franklin store is now, in the first block on North Division Street (now North Main). Both Strong and Carmichael served on the same session board. While they agreed quite well on religious matters, commercial matters were another thing. Carmichael built a large two-story building east of the Wire Building, where the Penney store is today at Bridge and Main. In fact, it was across the entrance now to South Main Street. He would not vacate it for a through street. The building housed the old Toggery store, among others. It was not until 1937 that South Main was built after tearing down the old building.

Emory A. Strong was the first mayor of Brighton in 1887. H. O. Myrick was the second mayor, in 1888-89, and D. W. Strong became mayor in 1889-90.

The first religious meeting in Brighton was conducted by H. W. Rankin a Presbyterian evangelist, on March 1, 1884. A Sunday School was organized shortly afterward. The Rev. T. C. Kirkwood, D.D., general missionary presided at the organization meeting of the Presbyterians held in the Strong residence. He was assisted by the Rev. G. H. Rice, who had been preaching in Brighton for a time.

The services opened with singing "I Will Guide Three With Mine Eye." Selected for reading from the scriptures was the 84th Psalm, followed by prayer by Dr. Kirkwood. After singing "I Need Three Every Hour," the following persons presented themselves and were received as Charter Members of the new Church: D. R. Stotler, Mrs. M. E. Stotler, Mr. and Mrs. Robert McQuat, Mrs. Alice (Skeel) Carmichael, who renamed Hughes Station to Brighton, Mr. and Mrs. Samuel Black, Mr. and Mrs. Charles Lang, and E. B. Darnell, the latter of whom was baptized on confession of faith, while the others came by transfer of church letters.

The 10 Charter Members, assembled in the organization meeting, then elected Robert McQuat as ruling elder for three years. He was ordained and installed at that time, August 24, 1884.

The members then elected a nominating committee for selection of trustee nominees, for one, two, and three year terms. Those who became trustees were D. F. Carmichael, S. M. Black, Robert McQuat, E. B.

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NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 3

Darnell, T. H. Hodge, and D. W. Strong.

The membership then moved and carried that the church be known as "The Presbyterian Church of Brighton." After the singing of a hymn, a benediction by the Rev. Rice, closed the meeting.

The Rev. John Wilson began serving the church regularly once every two weeks. He started on November 1, 1884, under the commission from the Board of Home Missions.

On the first Sunday in February, 1884, the Lord's Supper was celebrated and the Session received Mrs. T. H. Hodge into membership. On the first Sunday in May of that year the church received William Hays and his wife, Agnes, into membership.

It was on Sunday, September 16, 1885, the congregation was called on to fill a position on the Board of Trustees, which had become vacant by the death of T. H. Hodge. C. H. Lee was elected.

Charles Lang was elected to the office of Ruling Elder, and installed on the Fourth Sunday of November, 1885. Only five members were added to the church rolls that year, as follows: Mrs. T. H. Hodge, Mr. and Mrs. William Hays, Miss Agnes Hays (Spencer), and Mrs. Ruth T. Bell.

Membership rose sharply in 1886, and in the years to follow. Those added were: Miss Louisa Emilin Kizer, Mr. and Mrs. C. H. Lee, Miss Lottie Lee, Lawrence Lee, Mrs. Thomas Riggs, the Misses Eliza and Mable Carmichael, Albert Carmichael, Emma Hodge, Mrs. Della A. Carl, Mr. and Mrs. W. E. Sherart (grandmother of Alice Gaunt and Glenn Scott), Miss May Sherart, J. R. Lawrence, Fred O. Pearce, Harmon D. Pearce, Mrs. Hannah Roseborough, Leon A. Lang, Charles E. Lang, Miss Carrie E. Lang, Sylvia J. Lang, Miss Clara Irwin, Mrs. Mary Twombly, Mrs. Nance Strong, Mrs. Zannic Bingham, Wm. H. Hume, Mrs. Alice Ryder, J. C. Twombly, Mrs. S. J. Fulton, D. W. Strong, J. L. Soverign, Mrs. Josie E. Soverign, Miss Matilda Hays, Mrs. H. Herzbürger, W. M. Wolf, Miss Sarah A. Allen, Mrs. Mary E. Winthrop, and Wm. C. Winthrop.

The permanent membership rolls contain 2043 members up to January 1, 1969. However, the number is not accurate since some names are duplicated and five have no numbers.

The early members were mostly town businessmen, residents, and early homesteaders. Among these were George C. Griffin, George W. Hazard, Thomas Donaldson, Frank Aichleman, William Hazzard, Andrew Hagus, and James Glundell. They homesteaded south of Brighton and the stage coach stop. They took land between the east of the South Platte and east to the old main highway 85 to Denver.

Mary Chancellor VanDyke, in a brief article (date unknown), says that she and her family came to Brighton in 1897, from Missouri. They attended the original Presbyterian Church which was built in 1886. A German school was built one door south of it for \$1,257 by A. L. Church. He completed it on February 14, 1885. Sam F. Eaton, a member of the church, built his store in 1886 also, and in 1888, the Opera House, with seating capacity of 1000 was built.

(continued)

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CONTINUATION SHEET Significance ITEM NUMBER 8 PAGE 4

Mary and her folks joined the church in 1908. She remembered well hearing the bell of the church ring. Also she remembers that the "little folks" Sunday School class was taught by "Grandma Strong". It was in the back of the church with a curtain cut-off where wraps were often left.

One of Mary's fondest memories is that of belonging to Genevieve Garard's class for girls. Genevieve played the organ also for the choir. She was the first to suggest the idea "White gifts for the King". These white packages, under the Christmas tree, were delivered to the needy by the girls. Mrs. Ralph Cole was in charge of the older group.

Later, the Sunday School kindergarten was taken to the school building next door. "They let us use it on Sunday," Mary said.

Everyone had a lot of fun in Genevieve's class until 1918 came. Genevieve was the first one to die from the influenza epidemic. Her girls were completely lost for a time. Church services were held in the Adams County Courthouse because the church on South 1st Avenue had been sold to Emmaus Lutherans, while the new church was being built at its present location, 106 South 4th Avenue.

Mary said the girls wanted to do something in Genevieve's memory, so they decided to raise the money for the church chairs, pulpit, and pulpit cover, which had all been talked about by Genevieve before in her class. The class, also, aided in getting the money to buy the organ. Edith Weile was the first organist.

During the time that Rev. Frank Bancroft (1915-1920) was here, the Men's Brotherhood was a very active organization. A similar men's group was active during the Rev. Irvin Morris' and the Rev. J. Whitefield Sloan's ministries, 1951-1959.

In 1918, the officers and members of the church decided to build their second church at 106 South 4th Avenue, which is still in use. The building was dedicated in September, 1919.

Summary:

The church is a treasured root with the past and the life style of the plains farming communities. By its very architecture it bespeaks the forthrightness and sturdiness of the people who tamed the "Great American Desert." It is as much a part of rural America as the general store and the sod far house. It served as the center for social and educational activities and as such was the primary agent in molding the life style of the community. It is a tribute to the sturdy settlers that the church should be the first building of substance in their towns. It reflects, as such, the American ethic of frontier settlement.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The first pioneers, besides the Indians, to the rich, fertile South Platte River valley, were fur trappers. They packed their caches of furs on a trapper trail which went through what became Hughes Station, later renamed Brighton. The trail led to Forts Lupton, Vasquez, Jackson, and Vrain, where markets existed for the furs.

The next wave of people from the east was composed mostly of men who sought gold in the mountain streams and in holes dug into the mountain sides. A few became rich, which later influenced Denver's history, but most of the gold seekers, who did not go on to California, returned to the valleys along the eastern range of the Rockies to take up homesteads and till the soil.

Businesses started up in the wake of these settlements. In Brighton, hardly had a post office and depot been established, until the pioneers here sought to organize and build a church. A goodly number of the early settlers here were Presbyterian, and so the first church established in Brighton was the Presbyterian Church. This came about three and one-half years after the first plat of the town was completed on February 16, 1881. This encompassed a triangular area, with Bridge Street on the north, Cabbage Avenue (or 2nd) along the railroad to the east, to the Triangle station, and along Front Street (now 1st Avenue) on the west side. The only original buildings still standing there are the old Bush home south of the Buddhist Church, the original Presbyterian Church on South 1st and the Brighton Hotel on Bush street and South 2nd Avenue.

These church-minded people called a meeting in the D. W. Strong home in August, 1884, and organized a church body. The first meeting of the church was held in the Higgins saloon, which was located south of the Swan Livery Stable then, or what is now known as the Gamble Store, 24 North Main. Planks were placed on top of beer kegs, on Sundays, for the services for a time. Then more services were held in the homes of members.

The organized group planned a church building, which was built in 1886, with brick hauled in by wagon from the Hazzard farm, south of Brighton, where the Davis farm is today. (Thus, the Presbyterian Church came into existence, three years before Brighton was incorporated as a town in 1887, and eight years after Colorado became a state.)

The year 1888 was the year that the first bank was built. Owners were D. F. Carmichael and W. C. Kidder. It was on March 15, 1896, at a meeting in Hubbard Hall that the methodist Episcopal Church of Brighton was officially organized with Rev. R. E. Meyers as the first pastor. The Pioneers saw the first railroad, the Denver Pacific, come through

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .645 acre

UTM REFERENCES

A 13 515180 4425885
ZONE EASTING NORTHING

B
ZONE EASTING NORTHING

C

D

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Adams County Historical Society

3-20-75

ORGANIZATION

Route 2, Box 120 p8

DATE

(303) 659-4150

STREET & NUMBER

Brighton, Colo 80601

TELEPHONE

CITY OR TOWN

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL ✓

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

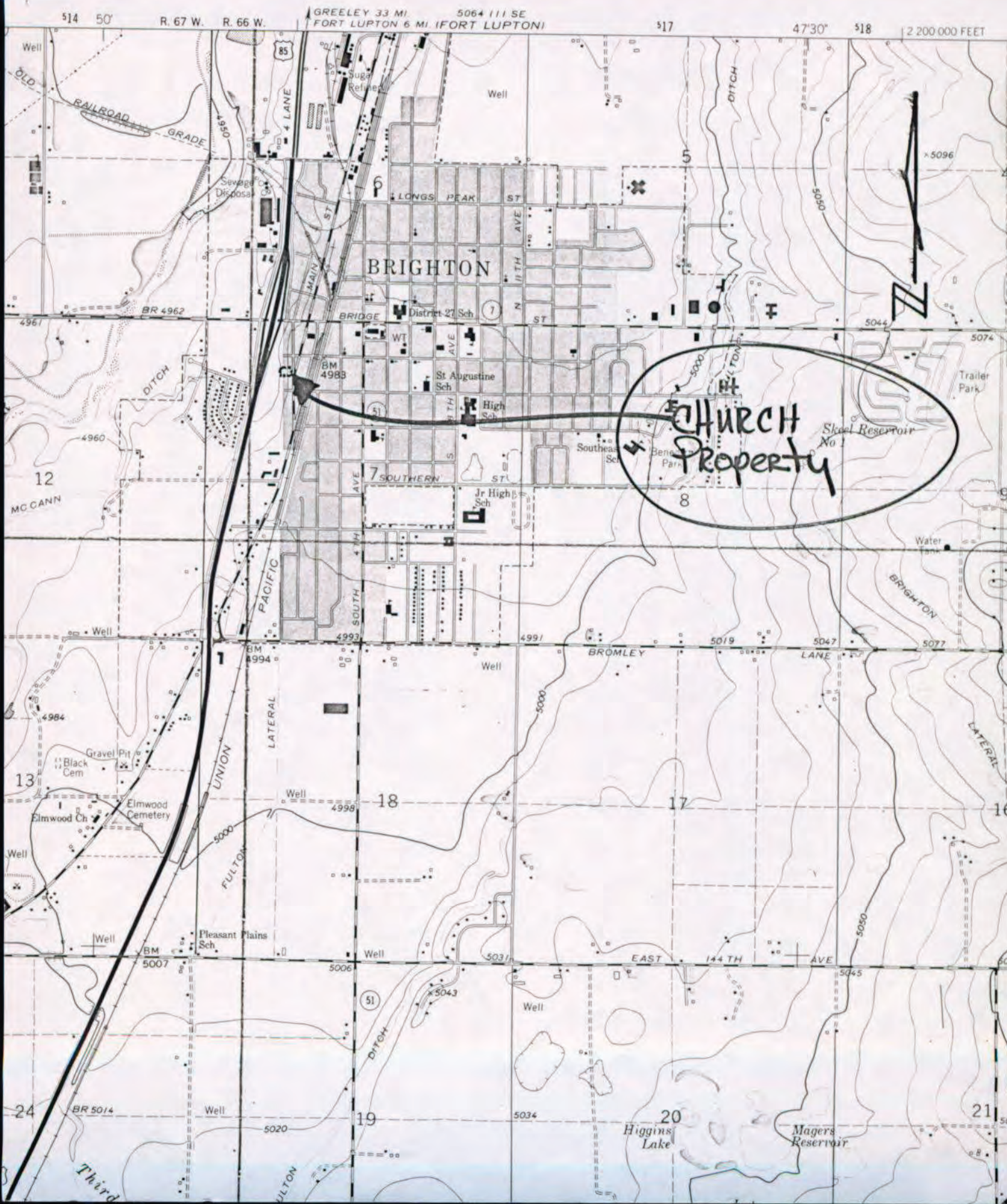
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER





#1

5AM65 View SW Dec 1974

#2



5AM 65 View SW - Dec. 1974

#3



SAM65 View SW - Dec. 1974

#2



SAM 65 View East - Dec. 1974

5#



1974

5AM 68

**RESOLUTION
HISTORIC PRESERVATION COMMISSION**

**A RESOLUTION OF THE CITY OF BRIGHTON HISTORIC PRESERVATION
COMMISSION RECOMMENDING APPROVAL OF A NOMINATION TO
DESIGNATE THE 1886 CHURCH AS A HISTORIC LANDMARK.**

RESOLUTION NO. _____

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the “Application”), by the Brighton Historic Preservation Commission (the “Applicant”), to designate, as a historic landmark, the 1886 Church, located on Lots 11 and 12, Block 4, of the Brighton Subdivision (the “Property”); and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the Property, the City of Brighton (the “Owner”); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing; and

WHEREAS, on October 13, 2016, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark; and

WHEREAS, the Historic Preservation Commission finds that the Property is at least fifty (50) years old and satisfies at least one (1) criterion from each of the Eligibility Categories, as delineated in Section 16-22-30, Eligibility for Designation of a Historic Landmark or Historic District, of the *Brighton Municipal Code*; and

WHEREAS, the Historic Preservation Commission has reviewed the Application to nominate the 1886 Church as a local historic landmark and finds and declares that the proposed designation will not be detrimental to the future development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Historic Preservation Commission finds that the designation of Historic City Hall as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT RESOLVED that the Brighton Historic Preservation Commission does hereby find that the 1886 Church possesses historic significance and recommends, to the City Council, approval of the nomination to designate Historic City Hall as a historic landmark.

RESOLVED, this 13th day of October, 2016.

**CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION**

Allison Lockwood, Chairperson

ATTEST:

Sheryl Johnson, Senior Administrative Assistant

PLANNING DIVISION STAFF REPORT

To: Historic Preservation Commission

Reviewed By: Jason Bradford, AICP, Planning Division Manager

Prepared By: Aja Tibbs, Long Range & Historic Preservation Planner

Date Prepared: October 3, 2016

Requested Action: Review at a public hearing and make a recommendation to the City Council for the nomination of Historic City Hall (Adams County Courthouse) as a Local Historic Landmark.

PURPOSE:

In order to proceed with the designation of this property as a local historic landmark, the Brighton Historic Preservation Commission (BHPC) shall review the nomination and application for designation as a historic landmark, conduct a public hearing, and approve a nomination resolution.

BACKGROUND:

The BHPC submitted a nomination application for Historic City Hall (Adams County Courthouse), as a historic landmark. The owner of the property is the City of Brighton, and they have consented to the nomination of the structure as a historic landmark. Historic City Hall was listed as a historic landmark on the Colorado State Register on August 31, 2006, and the National Register on October 4, 2006.

HISTORIC LANDMARK ELIGIBILITY:

An individual property may be designated as a historic landmark if it is at least fifty (50) years old and possesses historic and/or architectural significance. If the property is not at least fifty (50) years old, it must possess exceptional historic and/or architectural significance. The finding of historic and/or architectural significance requires that the property meets at least one (1) of the Eligibility Categories. To meet an Eligibility Category, at least one (1) of the criteria must be satisfied. In order to find that a property possesses exceptional historic and/or architectural significance, it must meet at least two (2) of the following Eligibility Categories:

- 1) Architectural Category: In order to be considered significant in the Architectural Category, at least one (1) of the following criteria must be met:
 - a. exemplifies specific distinguishing characteristics of an architectural period or style; or
 - b. is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally; or
 - c. demonstrates superior craftsmanship or high artistic value; or
 - d. contains elements of architectural design, detail, materials, construction or craftsmanship which represent a significant innovation; or
 - e. evidences a style particularly associated with the Brighton area.

- 2) **Social and Historic Category:** In order to be considered significant in the Social and Historic Category, at least one (1) of the following criteria must be met:
 - a. is the site of an historic event that had an effect upon society; or
 - b. exemplifies cultural, political, economic or social heritage of the community; or
 - c. represents a built environment of a group of people in an era of history; or
 - d. has significant character, interest or value, as part of the development, heritage, or cultural characteristics of the City, State, or nation; or
 - e. has an association with a notable person(s) or the work of a notable person(s).

- 3) **Geographic and Environmental Category:** In order to be considered significant in the Geographic and Environmental Category, at least one (1) of the following criteria must be met:
 - a. enhances a sense of identity of the community; or
 - b. by being part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural, or architectural motif; or
 - c. is unique in its location of singular physical characteristics; or
 - d. possesses unique and notable historic, cultural or architectural motifs; or
 - e. is an established and familiar mutual setting or visual feature of the community.

ARCHITECTURAL SUMMARY:

The original 1906 building was a two and a half story brick building. It originally held a red-tiled, sloped roof with a cupola 91 feet from the building base to the top. The building was 6,586 square feet, which doubled in size to 11,863 when the addition was built in 1939. The building is designed in a Classical Revival style with a rectangular plan oriented on an east-west axis. The base of the building exhibits a band of red decorative sandstone around the entire building. It is constructed upon a brick foundation, the exterior walls of the raised basement on all sides are faced with a locally made green glazed brick which a recessed course every sixth course. The upper stories are comprised of red brick. The walls are topped by a white metal frieze band and white wood cornice which extend around the entire building. The interior of the building contains many of the original maple finish in doors, door frames, baseboards, and window frames.

CULTURAL SUMMARY:

On November 8, 1904, an election was held to determine what town would become the county seat of the newly formed Adams County. The towns of Brighton, Fletcher (Aurora), Adams City (Commerce City), Hazeltine, and Harris (Westminster), were all on the ballot. Brighton won with 1,103 votes and became the permanent county seat. On July 12, 1905 an agreement was made between Brighton and Adams County who each paid \$750 to purchase the land from D.F. Carmichael to build the new county courthouse. John James Huddart was chosen as the architect; a master architect out of Denver who had not yet been commissioned to design a courthouse. The building was completed May 10, 1906 and occupied by May 19. The total cost of the building came to \$41,725. As the county continued to grow, the needs of government services increased and the county applied and received a federal grant under the Public Works Administration (PWA) in 1938.

The grant of \$33,390 provided 45% of the total cost of the addition of \$74,200. The addition was designed to perfectly replicate the original materials and design of the original building. However, the cupola on the roof was removed and replaced with a flat roof, and a new main entrance was designed on the west entrance. The new building was completed in September of 1939.

During the decade that the Adams County Courthouse in Brighton served as the county seat of government, the Adams County Commissioners and committees met frequently there to discuss and vote upon many issues critical to the county's functions and development. Inside these walls, people implemented county government politics and practices and planned the future of the county. From this building, the sheriff worked to protect the community and county from a variety of hazards. The judicial courts decided the fates of individuals within the county. The first elected sheriff, J.P. Higgins, occupied his own jail for failure to pay a fine for contempt of court. The Adams County Courthouse/ Brighton City Hall has served for 100 years as the center of the county and city of Brighton in administrative and community functions. The building represents the early maturation of Adams County and Brighton into a thriving center of agriculture and commerce and its first successful democratic effort to create an adequate home for local and county services.

PUBLIC INQUIRIES AND INPUT:

The BHPC shall conduct a public hearing at the time, date, and place as published, and shall consider all relevant evidence concerning the proposed designation. Opportunity shall be provided for all interested parties to express their opinions and provide evidence regarding the proposed designation. A notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing. As of the date this report was published, the Historic Preservation Administrator has not received any formal public inquiries or input regarding this project.

STAFF ANALYSIS AND RECOMMENDATION:

The Adams County Courthouse/ Brighton City Hall has served for 100 years as the center of Adams County and the City of Brighton in administrative and community functions. The building represents the early maturation of Adams County and Brighton into a thriving center of agriculture and commerce and its first successful democratic effort to create an adequate home for local and county services. Therefore, staff finds that the nominated property meets the eligibility requirements for the finding of historic significance, as outlined in Section 16-22-30 of the Municipal Code. Staff also finds that Historic City Hall meets all three categories of significance, Architectural, Historical and Social; and Geographic and Environmental. A resolution to the City Council, recommending approval of the designation of Historic City Hall as a local landmark, has been drafted for the Commission's review and consideration. *Refer to the attached application questionnaire which provides criteria specific analysis.*

POTENTIAL ACTIONS BY THE HISTORIC PRESERVATION COMMISSION:

The BHPC shall hold the public hearing to review a nomination for designation of a Historic Landmark, and shall make a determination as to the appropriateness of the nomination, according to the standards and criteria adopted. If the nominated cultural resource or district is

found to possess historic and/or architectural significance, as determined by the standards and criteria of this Article and rules and regulations, the Commission shall make a recommendation of approval to designate the cultural resource as a Historic Landmark to the City Council. At the close of the public hearing, the Commission shall take one of the following actions:

- Approve the draft Resolution making a recommendation of designation to the City Council.
- Approve the draft Resolution, with specific changes or conditions, making a recommendation of designation to the City Council.
- Continue the public hearing to a date certain, with findings of fact to justify the decision.
- Direct staff to draft a Resolution to recommend denial to the City Council, with specific findings of fact to justify the decision.

ATTACHMENTS:

- Application Submittal Items: the application questionnaire (specific criteria analysis), and excerpts from the state and national nomination survey forms and photographs.
- Resolution (draft)

Respond to each of the questions below in the “insert response” box. If responding digitally, please delete the “insert response” prior to typing your answer without changing the font and color settings as demonstrated below.

1. Provide a history of the property requesting nomination.

Insert Response:

On November 8, 1904, an election was held to determine what town would become the county seat of the newly formed Adams County. The towns of Brighton, Fletcher (Aurora), Adams City (Commerce City), Hazeltine, and Harris (Westminster), were all on the ballot. Brighton won with 1,103 votes and became the permanent county seat. On July 12, 1905 an agreement was made between Brighton and Adams County who each paid \$750 to purchase the land from D.F. Carmichael to build the new county courthouse. John James Huddart was chosen as the architect; a master architect out of Denver who had not yet been commissioned a courthouse. The building was completed May 10, 1906 and occupied by May 19. The total cost of the building came to \$41,725. As the county continued to grow the needs of government services increased, and the county applied and received a federal grant under the Public Works Administration (PWA) in 1938.

The grant of \$33,390 provided 45% of the total cost of the addition of \$74,200. The addition was designed to perfectly replicate the original materials and design of the original building. However, the cupola on the roof was removed and replaced with a flat roof, and a new main entrance was designed on the west entrance. The new building was completed in September of 1939.

During the decade that the Adams County Courthouse in Brighton served as the county seat of government, the Adams County Commissioners and committees met frequently there to discuss and vote upon many issues critical to the county’s functions and development. Inside these walls, people implemented county government politics and practices and planned the future of the county. From this building, the sheriff worked to protect the community and county from a variety of hazards. The judicial courts decided the fates of individuals within the county. The first elected sheriff, J.P. Higgins, occupied his own jail for failure to pay a fine for contempt of court. The Adams County Courthouse/ Brighton City Hall has served for 100 years as the center of the county and city of Brighton in administrative and community functions. The building represents the early maturation of Adams County and Brighton into a thriving center of agriculture and commerce and its first successful democratic effort to create an adequate home for local and county services.

The original 1906 building was a two and a half story brick building. It originally held a red-tiled, sloped roof with a cupola 91 feet from the building base to the top. The building was 6,586 square feet, which doubled in size to 11,863 when the addition was built in 1939. The building is designed in a Classical Revival style with a rectangular plan oriented on an east-west axis. The base of the

building exhibits a band of red decorative sandstone around the entire building. It is constructed upon a brick foundations, the exterior walls of the raised basement on all sides are faces with a locally made green glazed brick which a recessed course every sixth course. The upper stories are comprised of red brick. The walls are topped by a white metal frieze band and white wood cornice which extend around the entire building. The interior of the building contains many of the original maple finish in doors, door frames, baseboards, and window frames.

Refer to State & National Nomination form for additional details.

**2. Which of the following categories are met by the property or district being nominated?
(Check all of the following that apply, and respond to each criteria as applicable.)**

☒ **1) Architectural category**

☒ **Exemplifies specific distinguishing characteristics of an architectural period of style.**

Insert Response:

The building was designed in a Classical Revival style typical of government buildings in the early 19th century.

☒ **Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.**

Insert Response:

John James Huddart was chosen as the architect; a master architect out of Denver who had not yet been commissioned to design a courthouse.

☒ **Demonstrates superior craftsmanship or high artistic value.**

Insert Response:

The base of the building exhibits a band of red decorative sandstone around the entire building. It is constructed upon a brick foundation, the exterior walls of the raised basement on all sides are faced with a locally made green glazed brick with a recessed course every sixth course. The upper stories are comprised of red brick. The walls are topped by a white metal frieze band and white wood cornice which extend around the entire building. The interior of the building contains many of the original maple finishes in doors, door frames, baseboards, and window frames.

<input type="checkbox"/> Contains elements of architectural design, detail, materials, constructions or craftsmanship which represent as significant innovation.
<p><i>Insert Response:</i></p>
<input type="checkbox"/> Evidences a style particularly associated with the Brighton area.
<p><i>Insert Response:</i></p>
<input checked="" type="checkbox"/> 2) Social and historic category
<input checked="" type="checkbox"/> Is the site of an historic event that had an effect upon society.
<p><i>Insert Response:</i></p> <p>This building has been the site of over 100 years of government events, actions, meetings, and gatherings of either Adams County and or the City of Brighton.</p>
<input checked="" type="checkbox"/> Exemplifies cultural, political, economic or social heritage of the community.
<p><i>Insert Response:</i></p> <p>The Adams County Courthouse/ Brighton City Hall has served for 100 years as the center of the county and city of Brighton in administrative and community functions. The building represents the early maturation of Adams County and Brighton into a thriving center of agriculture and commerce and its first successful democratic effort to create an adequate home for local and county services.</p>
<input checked="" type="checkbox"/> Represents a built environment of a group of people in an era of history.
<p><i>Insert Response:</i></p> <p>On November 8, 1904, an election was held to determine what town would become the county seat of the newly formed Adams County. The towns of Brighton, Fletcher (Aurora), Adams City (Commerce City), Hazeltine, and Harris (Westminster), were all on the ballot. Brighton won with 1,103 votes and became the permanent county seat. On July 12, 1905 an agreement was made between Brighton and Adams County who each paid \$750 to purchase the land from D.F. Carmichael to build the new county courthouse. This building is representative of the establishment of Adams County and the placement of Brighton as the county seat.</p>
<input type="checkbox"/> Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation.
<p><i>Insert Response:</i></p>

Again, the design of the building and it's use contribute to the establishment of Adams County and Brighton as it's county seat.

☒ **Has an association with a notable person or the work of a notable person.**

Insert Response:

During the decade that the Adams County Courthouse in Brighton served as the county seat of government, the Adams County Commissioners and committees met frequently there to discuss and vote upon many issued critical to the county's property functioning and development. Inside these walls, people implemented county government politics and practices and planned the future of the county. Additionally, the first elected sheriff, J.P. Higgins, occupied his own jail for failure to pay a fine for contempt of court.

☒ **3) Geographic and environmental category**

Insert Response:

☒ **Enhances a sense of identity of the community**

Insert Response:

The courthouse is a well-known landmark that the community recognizes and relates to as an iconic government building.

☐ **By being a part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif.**

Insert Response:

☒ **Is unique in its location of singular physical characteristics.**

Insert Response:

This structure is one of the largest and most distinct buildings in town. The Classical Revival style draws a distinct impression upon its use and purpose as a government building.

☐ **Possesses unique and notable historic, cultural or architectural motifs**

Insert Response:

☒ **Is an established and familiar mutual setting or visual feature of the community**

Insert Response:

The location of this building is on a prominent corner of town, and is highly visible and recognizable as a significant government building.

3. Has the property been remodeled or changed since its original construction? If so, please describe (or attach), in as much detail as possible, a chronological list of all alterations made to the subject property or district.

Insert Response:

Yes, a portico has been constructed at the east entrance of the building, and the windows have been replaced. Several maintenance projects have also occurred such as replacement of the entrance stairs on the west side, waterproofing of the foundation, and the installation of an HVAC system is currently underway.



2005

5AM. 92



2005



2005

5AM.92



2005



2005

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2005

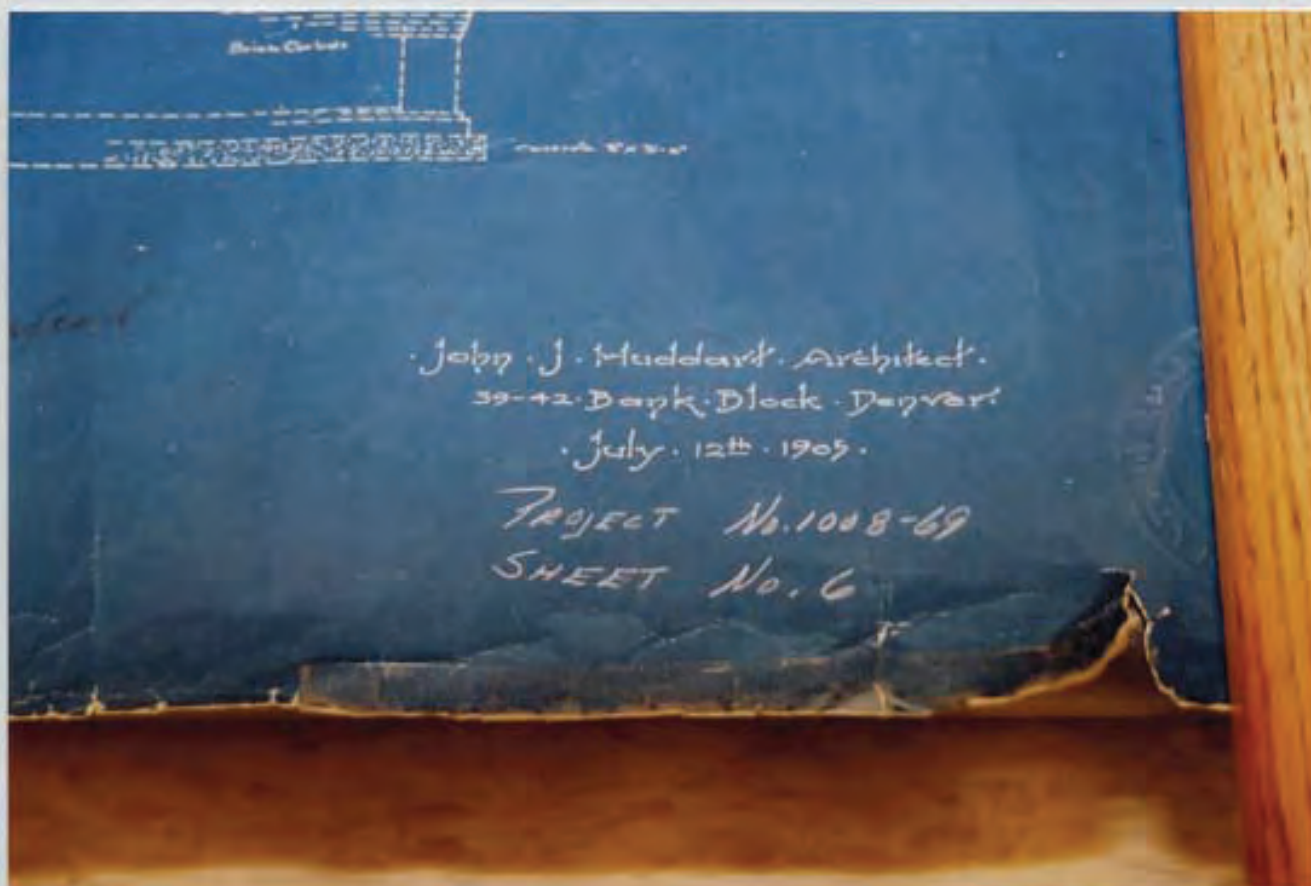


2005

5AM.92



2005

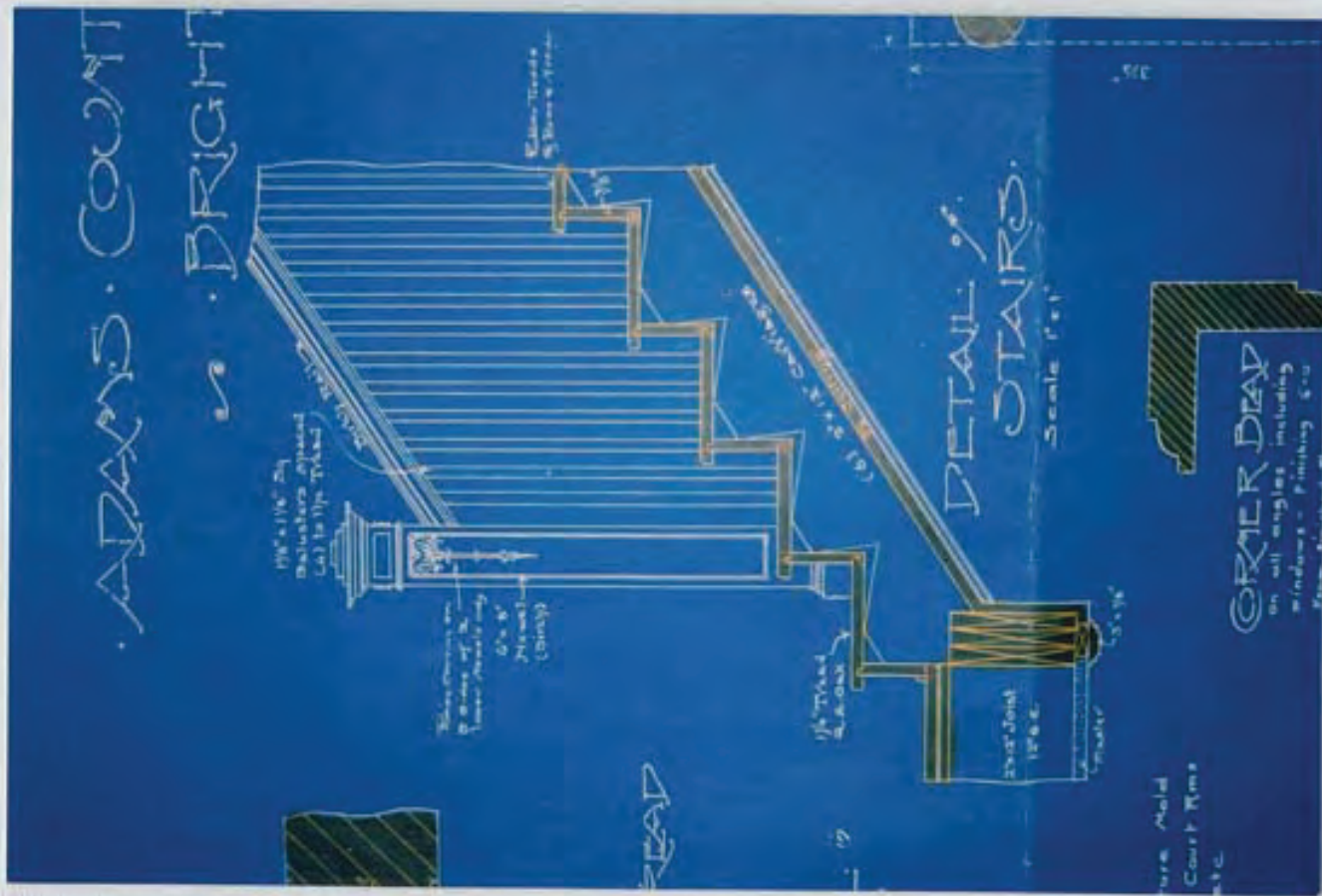


2005

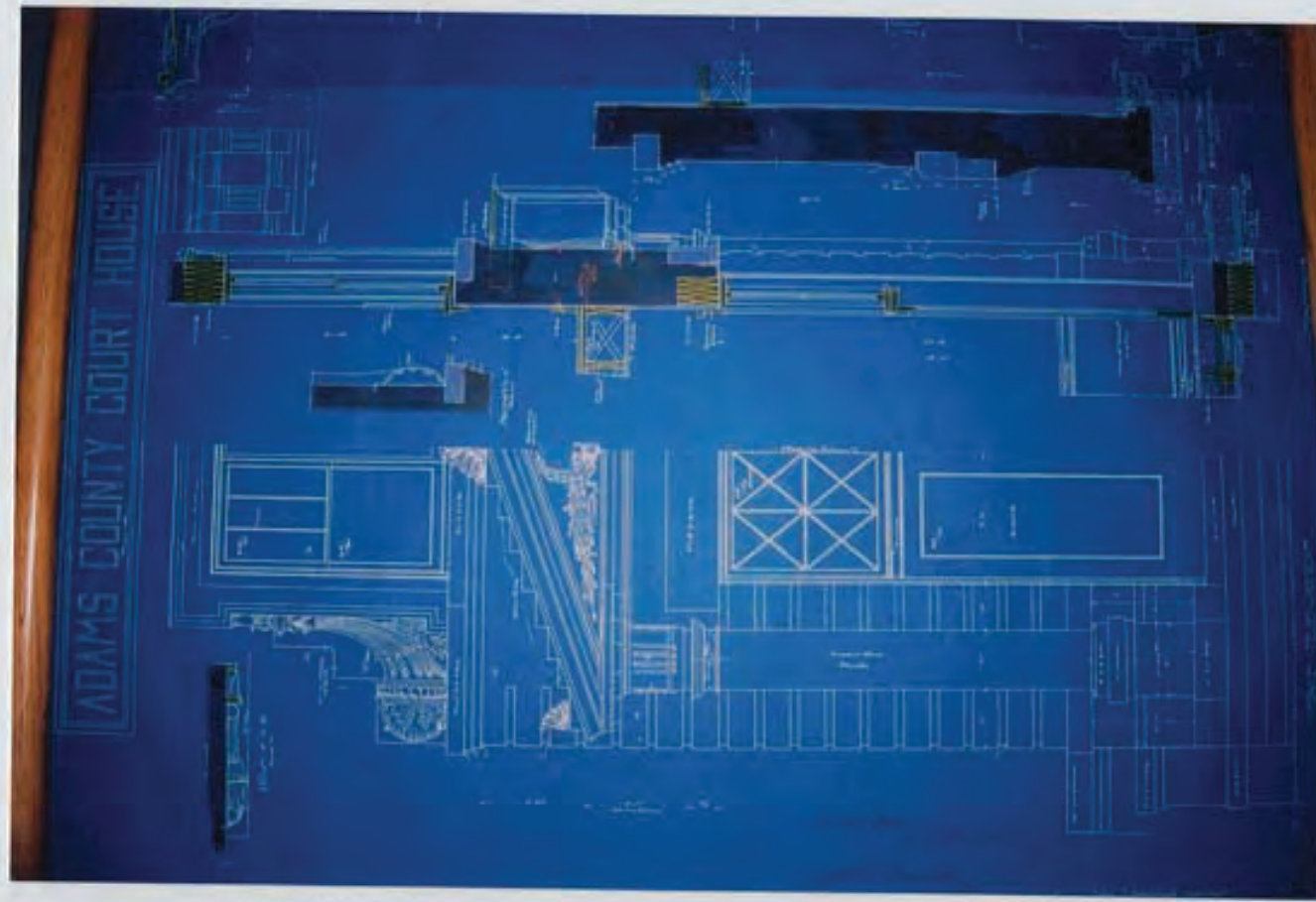
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2005



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2005

SAM. 92

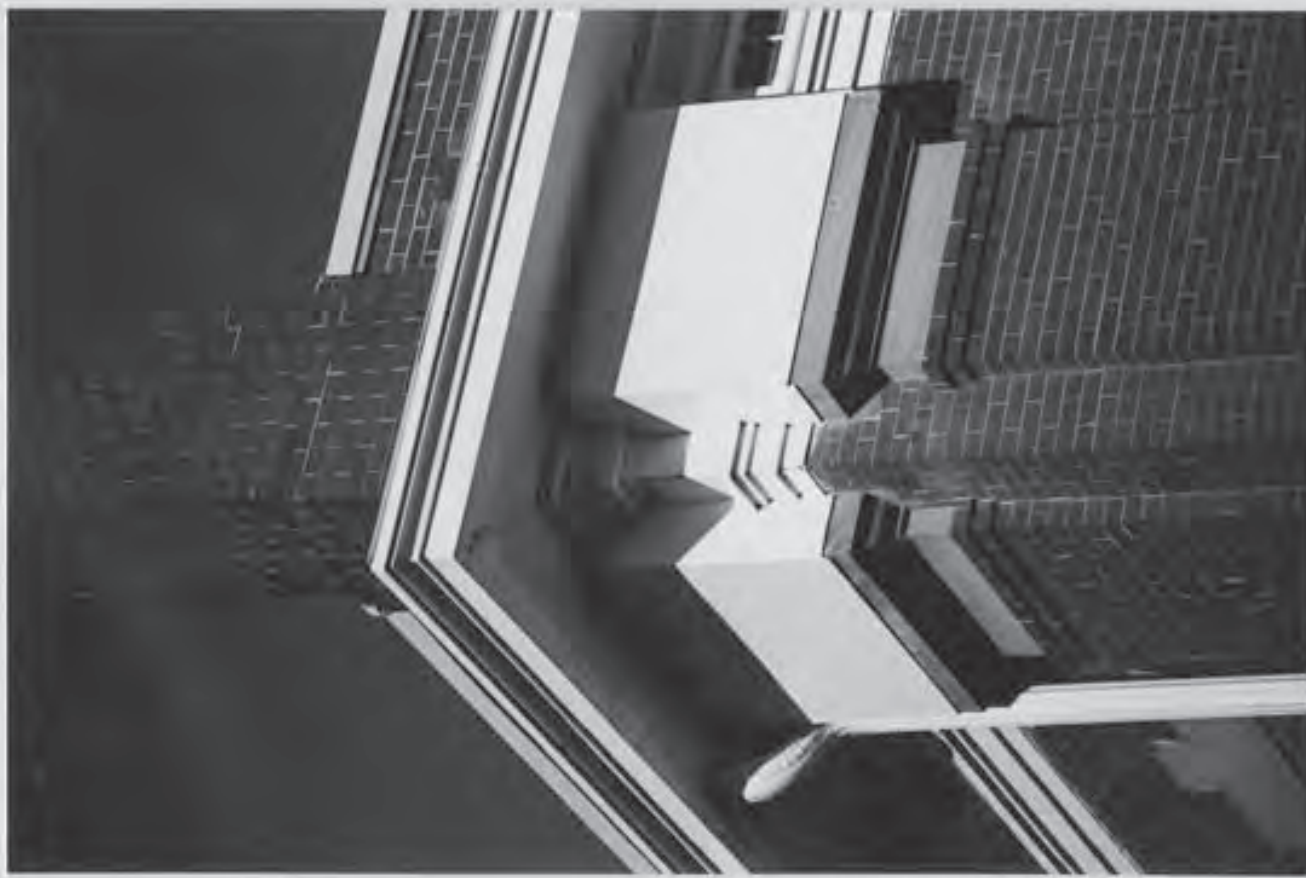


2005



2005

SAM. 92



2005



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2005



1005



COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway Denver, Colorado 80203

Historic Building Inventory Record

NOT FOR FIELD USE
ELIGIBLE
DET. NOT ELIGIBLE
NOMINATED
CERTIFIED REHAB
DATE _____

project name		county ADAMS	city BRIGHTON	state ID no. <u>5AM92</u>
current building name CITY HALL		owner CITY OF BRIGHTON 22 SOUTH 4TH AVENUE BRIGHTON, COLORADO 80601		
address CITY OF BRIGHTON 22 SOUTH 4TH AVENUE BRIGHTON, COLORADO 80601		township 1S range 66W section NW 1/4, NW 1/4, of NW 1/4, NE 1/4		
historic name ADAMS COUNTY COURTHOUSE		USGS quad name BRIGHTON 1979 yr. 7.5' 15'		
district name		block 25	lot(s)	addition yr. of addition 1939
film roll by no.	negative nos.	location of negatives City Manager's Office		
paste photograph here.		date of construction 1905 estimate actual source Community Development blueprints		
		use Public/Government present Public/Government historic		
		condition X excellent good fair deteriorating		
		extent of alterations minor moderate major describe: Addition of elevator in 1978, installed drop ceilings since 1978.		
style Classical revival style		stories 3		<input checked="" type="checkbox"/> original moved date(s) of move:
materials BRICK		square footage .28 acres		National Register Eligibility Individual: yes no Contributing to district: yes no
architectural description A three storey brick building done in the classical revival style, containing a massive pedimented portico with four, unfluted doric columns and a boxed cornice at roofline. Stone lintels and sills highlight the windows.		local landmark designation name date		
		associated buildings? <input checked="" type="checkbox"/> yes type single story building detached on site. if inventoried, list ID nos.		
additional pages yes no				

plan shape	architect (1906) John J. Huddart	original owner
	source	source
	builder/contractor (1906) A.B. McDonald	
	source (1939) Perry & Lester J. Jones	theme(s)

construction history (description, names, dates, etc. relating to major additions or alterations to original structure)

In 1939 the building was almost doubled in size and the portico was added to the western elevation. The elevator was added in 1978 to the east side of the building.

continued ☐ yes ☒ no

historical background (discuss important persons and events associated with this structure)

Brighton and Fletcher (now Aurora) were the only incorporated towns in Adams County at the time of its formation. In 1904, an election was held to determine which town would become the county seat and Brighton was chosen, being the most populous. Shortly after, plans for a new courthouse were drawn. A prominent Denver architect, John James Huddart was chosen to design the building and A.B. McDonald was chosen as contractor. The original building represented elements of Classical Revival and American Victorian Vernacular architecture. Contained a high pitched, Spanish tiled roof and cupola, both which were removed in 1939, when the building's size was almost doubled as part of a Public Works Administration project. Also included in the remodeling plans was the addition of a massive pedimented portico with four, unfluted Doric columns on the western elevation. The building was used for county administration offices until 1975, (**)

continued ☐ yes ☒ no

significance (check appropriate categories and briefly justify below)

architectural significance:

- ☐ represents the work of a master
☒ possesses high artistic values
☐ represents a type, period or method of construction

historical significance:

- ☐ associated with significant persons
☐ associated with significant events or patterns
☐ contributes to an historic district

statement of significance

This building is significant because it is associated with the government and history of Brighton and Adams County and is one of few examples of Classical Revival architecture in Adams County. Brighton originally belonged to Arapahoe County which was organized from Kansas Territory in 1855. In 1902 Adams County was created out of a section of Arapahoe County and named for the governor of Colorado, Alva Adams. Adams was Colorado's first governor to serve three terms, from 1887-1889, 1897-1899, and in 1905.

** when a new administration building was planned on the site of the old Adams County Fairgrounds, on South 4th Avenue. In 1976, the building was sold to the City of Brighton for use as a city hall.

continued ☐ yes ☒ no

references (be specific)

File #1569-07-1-07-009, Adams County Tax Assessor's Office.

continued ☐ yes ☒ no

surveyed by	affiliation	date 1990
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5AM.92

1990





INVENTORY RECORD

IMPORTANT: COMPLETE THIS SHEET FOR EACH RESOURCE PLUS EITHER AN ARCHAEOLOGICAL OR HISTORICAL/ARCHITECTURAL COMPONENT FORM.

	NOT FOR FIELD USE
___	DET. ELIG.
___	DET. NOT ELIG.
___	NOMINATED
___	LISTED, DATE

~~MAPPED~~

I. IDENTIFICATION: 1)Resource No. 5AM 92 2)Temp. No. 11

3)Resource Name Adams County Courthouse 4)Project Name Brighton Survey

5)Category: Arch. Site , Hist./Archit. Structure X, Hist./Archit. District .

6) (For Arch. site) In a District: yes no ; Name

II. LOCATION: 7) Township 1S ; Range 66W ; NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of

Section 7 : P.M. 6th . 8) County Adams

9)USGS QUAD Brighton ;7.5 X15 ;Date 1979 Attach photocopy

portion of Quad. Clearly show site. 10) Other maps Quarter Section #19

11)Dimensions 26.8 mX 42.0 m 12)Area 1128.2 sq.m(+4047=) .28 acres

13) UTM Reference: (One UTM centered on resource may be given for resource under 10 acres.)

A. | 1, 3 | 5 | 1, 5 | 6, 1, 0 | mE; | 4, 4 | 2, 6 | 0, 7, 0 | mN. B. | | : | | | | | | | mE; | | | | | | | mN.

C. | : | | | mE: | | | | mN. D. | : | | | mE: | | | | mN.

14)Address 22 South 4th Avenue Lot Block 25 Addition Walnut Grove

III. MANAGEMENT DATA: 15) Field Assessment: Eligible^X Not Eligible Need Data

16) Owner/Address City of Brighton, 22 South 4th Avenue, Brighton, CO 80601

17) Gov't Involvement: County State Federal Private : Agency N/A

18) Disturbance: none ☒ light moderate heavy total ; Explain

19)Threats to Resource:Water Erosion Wind Erosion Animal Activity Neglect Vandalism

Recreation	Construction	Comments	N/A

20) Management Recommendations	N/A
--------------------------------	-----

V. REFERENCE: 21) State/Fed. Permit Nos. N/A

22) Photo Nos. AM-2/2 on file at Colorado Heritage Center

23) Report Title Historic Surveys of Colorado Communities

24) Recorder Naomi I. Klein 25) Recording Date 2/6/81

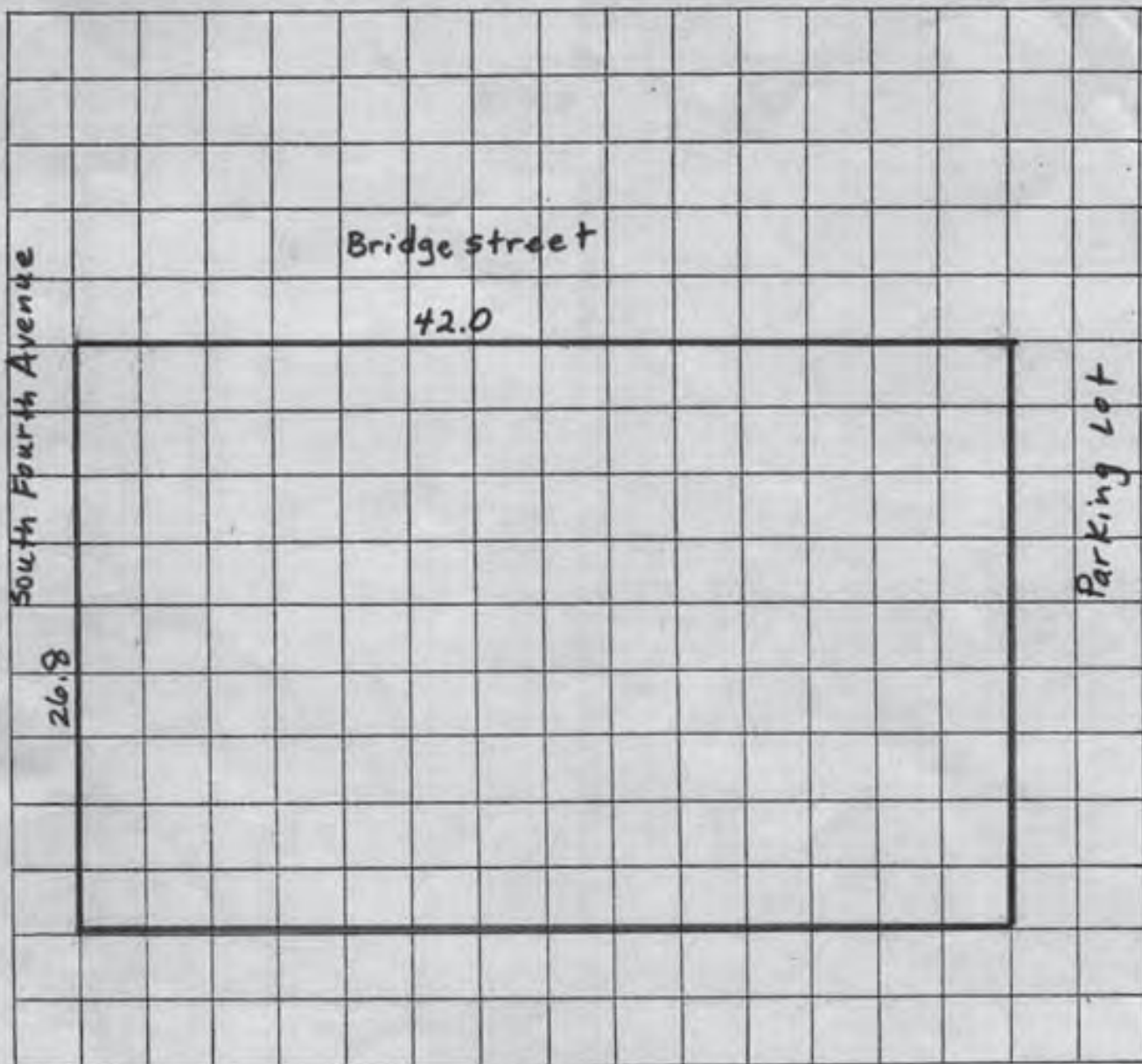
26) Recorder Affiliation Colorado Preservation Office 27) Phone No. 839-3392

Four Corners Regional Commission

V. SKETCH MAP: Map all features and show the boundaries of the resources. Show all major topographic features, permanent modern features, and vegetation zones as appropriate. Give names of features, streets and addresses if known. Provide scale, key and direction.

scale:
1 block =
3 meters

key:



28) Location/Access: N/A

29) Boundary Description: N/A

30) Boundary Justification: The property comprises Block 25, N or Court Place desc as beg 70 ft E and 35 ft S of NW Cor NW one quarter and NE one quarter of Section 7, T1S, R66W S alng the E ln of 4th St., Town of Brighton 215 ft, th E 320 ft, th N 215 ft to S ln of Bridge Street.



IMPORTANT: USE IN CONJUNCTION WITH THE GREEN INVENTORY RECORD FORM FOR
FOR RECORDING HISTORIC STRUCTURES AND DISTRICTS. USE SEPARATELY FOR
RECORDING STRUCTURES LOCATED WITHIN DISTRICT BOUNDARIES.

- 1) Resource No. 5AM 92 2) Temp No. 11 3) Name Adams County Courthouse
4) Address 22 South 4th Avenue 5) District Name N/A
1. INTEGRITY: 6) Condition: Good x Fair Deteriorated
7) Original Use Public/Government 8) Present Use Public/Government
9) Original Site x Moved Date(s) of Move:
10) Unaltered Altered x Explain: In 1939, the building was almost doubled in size and the portico was added to the western elevation.

12) Construction Date 1906/1939 13) Architect/Builder (1906) A.B. McDonald,
(1939) Parry and Lester J. Jones

14) Architectural Style(s) Classical Revival

15) Special Features/Surroundings: This building is situated on a well landscaped
plot on the east side of South 4th Avenue at the intersection of Bridge
Street. It is a three story brick building containing a massive pedimented
portico with four, unfluted Doric columns and a boxed cornice at roofline.
Stone lintels and sills highlight the windows.

16) Archaeological Potential: Yes ☐ No ☐ Unknown ☐ Explain: N/A

III. CULTURAL ACTIVITIES: Key the resource type (ie: house, barn, shed, school, church, etc) to the cultural activity theme and sub-theme category associated with it.

17) THEME	Government		
18) SUB-THEME	Administrative		
19) TYPES	Town Offices		

Form No. 618

(Attach Photographs)

Frame Number 2
 Roll Number AM-2
 Facade Orientation W

IV. SIGNIFICANCE: Assess whether or not the resource has any historical or architectural merit by checking appropriate categories and justifying below. Include any relevant historical data.

20) Architectural Significance:

- ☐ Represents work of a master
- ☒ Possesses high artistic values
- ☐ Represents a type, period, or method of construction

21) Historical Significance:

- ☒ Associated with significant persons
- ☒ Associated with significant events or patterns
- ☐ Contributes to the significance of an historic district

This building is significant because it is associated with the government and history of Brighton and Adams County and is one of few examples of Classical Revival architecture in Adams County. Brighton originally belonged to Arapahoe County which was organized from Kansas Territory in 1855. In 1902, Adams County was created out of a section of Arapahoe County, and named for the governor of Colorado, Alva Adams. Adams was Colorado's first governor to serve three terms, from 1887-1889, 1897-1899, and, in 1905.

Brighton and Fletcher (now Aurora) were the only incorporated towns in Adams County at the time of its formation. In 1904, an election was held to determine which town would become the county seat and, Brighton was chosen, being the most populous. Shortly after, plans for a new courthouse were drawn. A prominent Denver architect, John James Huddart was chosen to design the building and A.B. McDonald was chosen as contractor. The original building represented elements of Classical Revival and American Victorian Vernacular architecture. It
 (See continuation sheet.)

22) List Any Associated Cultural Group: N/A

V. REFERENCES:

File #1569-07-1-07-009, Adams County Tax Assessor's Office.

5 AM 92 continued

IV. SIGNIFICANCE

contained a high pitched, Spanish tiled roof and cupola, both which were removed in 1939, when the building's size was almost doubled as part of a Public Works Administration project. Also included in the remodeling plans was the addition of a massive pedimented portico with four, unfluted Doric columns on the western elevation. The building was used for county administration offices until 1975, when a new administration building was planned on the site of the old Adams County Fairgrounds, on South 4th Avenue. In 1976, the building was sold to the City of Brighton for use as a city hall.

SAM. 92

FEB • 81



Brighton Quad 1AD1 ^{5AM-42}
01/01/0001/

INVENTORY DATA FORM

This form is to be used in connection with both the correction of and addition to entries for the Colorado Inventory of Historic Structures and Sites. Explanations are attached.

NAME OF BUILDING OR SITE: Adams County Court House

COUNTY (if more than one, list all): Adams County

13/515620/4426070

LOCATION (street address, if city or town; distance and direction from highway, river, crossing, or other reference point, if rural):

North 4th Avenue and Bridge Street

Brighton, Colorado (This building is near the center of Brighton)

CONDITION (check and comment where appropriate): ENCLOSE SNAPSHOTS

<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Threatened	<input type="checkbox"/> Unsound
<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Vandalized	<input type="checkbox"/> Ruins
<input type="checkbox"/> Additions	<input checked="" type="checkbox"/> Sound	<input checked="" type="checkbox"/> Intact
<input type="checkbox"/> Needs Attention	<input type="checkbox"/> Alterations	<input type="checkbox"/> Moved from original site

Comments: The "Adams County Court House" was built on the "Town Park" which was donated by Granville Malcolm and who was still living and approved this "Park Site" for the County Court House, in 1905.

OWNERSHIP (check appropriate):

5 B&W PRINTS

<input type="checkbox"/> Federal	<input type="checkbox"/> State	<input checked="" type="checkbox"/> County
<input type="checkbox"/> Municipal	<input type="checkbox"/> Private	<input type="checkbox"/> Mixed, show combination
<input type="checkbox"/> In a National Park		

HISTORY (Why is it significant?):

Date of Significance: 1906 Architect: Several

About 1900, Colorado Citizens were fed-up with the mis-conduct, spoil-system, etc,etc, from the Territorial Days. Therefore, the State Legislature split, divided or broke-apart many of the large counties in hopes of solving many of the problems and in hopes of getting the peoples vote.

April 15, 1901, by State Legislature, Adams County was created.
November 15, 1902, Adams County came into existence. (Broken from Arapahoe County)
The Town of Brighton was platted February 16, 1881 and incorporated 9/1/87.
1st meeting of Commissioners was at the Brighton Town Hall on
December 4, 1902 at 12:12 PM.

In 1904, by County vote, it was approved to have the Town of Brighton be the County Seat.

In 1904, fire destroyed the records, which were at the Carmichael House.
In 1905, with the Town Park available for the construction site, plans for the County Court House were completed. May 1906, the back-half of the original building, as it is today, was completed and put to use.

NATIONAL SIGNIFICANCE: ☒ Local ☒ State ☒ National
☐ Event ☒ Group or Person ☒ Cultural Heritage

DATE: May 4, 1974

SIGNATURE: Herbert G. Schillereff

In 1918, the front half was completed with the large pillars and the grand steps leading up to the 1st floor as it stands today.

"For a County Courthouse the commissioners leased a Two-story brick house, known as the Carmichael House, together with grounds on which the house stands known as the Roswell Skeel Ranch, for a term of two years from December 18, 1902 at \$100. per month. The basement of the building was used for a County Jail."

5AM.92

STATE INVENTORY FORM

DL-010001-

NAME: ADAMS COUNTY COURT HOUSE

LOCATION: T. R. S. County:

See data sheet

OWNERSHIP:

CONDITION:

PHYSICAL DESCRIPTION: Two story brick building with stone foundation. Four large columns in center front, surrounding stairs. Columns support large pediment. ~~Windows~~ Double hung windows with stone lentils and sills. Boxed cornice.

HISTORICAL SIGNIFICANCE:

Date:

Architect:

In 1902 Adams county (named after Governor Alva Adams) came into existence through an act of the legislature. The state lawmakers decided that Arapahoe County was too large, so they divided the area into Adams, Denver and Arapahoe counties. The court house for the new county was built in Brighton in 1906. The building still stands.

The town of Brighton was platted February 16, 1881 and ~~incorporated~~ incorporated six years later, September 1, 1887. A vote of the county in 1904 approved Brighton as the county seat.

A Colorado Magazine article on "The Counties of Colorado" reported the following:

"Arapahoe County, after forty years of existence, with boundaries extending from the mountains to the Kansas line, was finally sub-divided. In 1901 the General ~~Assembly~~ Assembly proposed a constitutional amendment, Article XX, to create the "City and County of Denver." It also provided by statute that upon acceptance of this amendment the remainder of Arapahoe County should be divided into Adams County and South Arapahoe County. These two counties accordingly came into existence on ~~XX~~ November 15, 1902. The next ~~XXXX~~ General Assembly added the eastern part of Adams County, to Washington and Yuma ~~XXXXXX~~ counties, and changed the name of South Arapahoe to Arapahoe County."

In 1905 plans for the County Court House were completed, with the Town Park available for the construction site. The Town Park was donated by

over

Granville Malcolm ~~xx~~, who was still ~~alive~~ living and approved this park site for the County Court House in 1905.

By May, 1906 the back half of the original building (as it is today) was completed and put to use. In 1918, the front half was completed with the large pillars and grand steps leading up to the first floor as it stands today ~~(1973)~~ (1974)

BIBLIOGRAPHY:

Hafen, LeRoy. "The Counties of Colorado: The History of Their Creation and the Origin of Their Names." Colorado Magazine 8(March, 1931): 48-60.

1974



5AM.92

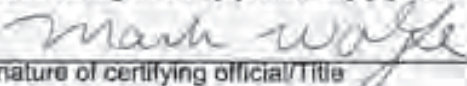


United States Department of the Interior
National Park Service
**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Propertyhistoric name Adams County Courthouseother names/site number Brighton City Hall; 5AM.92**2. Location**street & number 22 South 4th Avenue [N/A] not for publicationcity or town Brighton [N/A] vicinitystate Colorado code CO county Adams code 001 zip code 80601**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)


Signature of certifying official/Title

Deputy State Historic Preservation Officer

8/14/06
DateOffice of Archaeology and Historic Preservation, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria.
([] See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

- ☒ entered in the National Register
[] See continuation sheet.
[] determined eligible for the
National Register.
[] See continuation sheet.
[] determined not eligible for the
National Register.
[] removed from the
National Register.
[] other, explain
[] See continuation sheet.

10/4/2006

Adams County Courthouse
Name of Property

Adams County/ Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>2</u>	Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

GOVERNMENT/ courthouse

Current Functions

(Enter categories from instructions)

GOVERNMENT/ city hall

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/
Classical Revival

Materials

(Enter categories from instructions)

foundation BRICK
walls BRICK

roof SYNTHETIC
other STONE/ sandstone
CONCRETE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Adams County Courthouse

Name of Property

Adams County/ Colorado

County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # _____
- ☐ recorded by Historic American Engineering Record
- # _____

Areas of Significance

(Enter categories from instructions)

POLITICS/ GOVERNMENT

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Periods of Significance

1906-1956

Significant Dates

1906

1939

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

HUDDART, JOHN JAMES

MCDONALD, A.B.

PARRY, RICHARD O.

JONES, LESTER L.

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☐ University
- ☐ Other

Name of repository:

Colorado Historical Society

Adams County Courthouse
Name of Property

Adams County/ Colorado
County/State

10. Geographical Data

Acreage of Property 1.86

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 515615 4426051 (NAD27)
Zone Easting Northing

2. _____
Zone Easting Northing

3. _____
Zone Easting Northing

4. _____
Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Patricia Reither, Historian (for property owner)

organization Brighton Historic Preservation Commission

date May 1, 2006

street & number 1548 Manor Way

telephone _____

city or town Brighton

state Colorado

zip code 80601

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name City of Brighton (Attn- Janice Pawlowski, Mayor)

street & number 22 South Brighton Avenue

telephone (303)655-2000

city or town Brighton

state Colorado

zip code 80601

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 16.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 7 Page 1**DESCRIPTION**

The Adams County Courthouse is located on the southeast corner of 4th Avenue and Bridge Street, two main thoroughfares in the City of Brighton. It is located within three blocks of the downtown commercial district. The original 1906 building was a two-and-a-half-story brick building that served as the Adams County Courthouse. This original red-tiled roof building was 6,586 square feet with a cupola 91 feet from the base to the top.

In 1939, a Public Works Administration (PWA) project added 5,277 square feet to the west end of the original building, creating a total of 11,863 square feet, nearly doubling the size. Since the 1906 building was constructed with locally produced green glazed brick and red pressed brick, the materials of the carefully detailed addition were perfectly matched to the original section. The red-tiled hipped roof and cupola of the original building were removed and replaced with a flat roof. An impressive pedimented entrance in the Classical Revival style was created on the west elevation of the building with massive concrete Tuscan columns.

Exterior areas of the property are landscaped with lawns, trees and flowers. The grounds are dotted with a variety of trees, many original to the site. A monument located on the northeast corner depicting early Indians is dedicated to the citizens of Brighton. The east side faces a parking lot for city vehicles, city employees and visitors' automobiles. The area adjacent on 5th Avenue to the east is occupied by early residences. To the south, the property is bordered by early residences on Court Place Street. To the north is a commercial bank and to the west, on 4th Avenue, are a used car lot and several commercial buildings. This building demonstrated a new level of aesthetic sophistication, created by artisans, stonemasons, carpenters, plasterers, and metalworkers of great skill and competence. The Adams County Courthouse is in excellent condition and exhibits an excellent degree of historic integrity through its location, design, setting, materials, workmanship, feeling and association. The building currently houses the Brighton City Hall government offices.

Essentially, this Classical Revival style building is a two-story, flat roofed edifice with a rectangular plan oriented on an east-west axis. The Adams County Courthouse measures 138'9" east to west and 86'9" from north to south. The base of the building exhibits a band of red decorative sandstone 4'x12"x9", followed by a 12" tapered band of concrete simulated to look like sandstone. These bands continue around the entire building. Constructed upon a brick foundation, the exterior walls of the raised basement on all sides are faced with a locally made green glazed brick with a recessed course every sixth course. The green brick gives weight and tone to the building. The upper stories are comprised of locally made red pressed brick. These walls are topped by a white metal frieze band a white wood cornice, again continuing around the entire building.

The interior of the building contains many of the original maple finishes in doors, door frames, baseboards, and window frames. Most notable are the etched glass windows with a variety of patterned designs in many of the doors. Some of the doors still contain the name of the original use, such as Library and Judge's Chambers (see photos 10 & 11). The flooring is a tongue and groove vertical grain of pine, though a great deal of the flooring is now carpeted. The Heritage Room, with pressed tin ceilings, complements the displays of historic paintings describing the stories of the history of Brighton and its culture (see photo 12). Original vaults are still used for storage; the doors of which can be seen on each floor (see photo 9). The building lit at night is as eye catching as it is during the day.

West Facade

The west section was an addition to the west facade of the original building as part of a 1939 Public

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 7 Page 2

Works Administration project. The primary entrance faces 4th Avenue, a main thoroughfare that runs north and south in the city. A prominent pedimented portico, which creates a porch, shelters the main entrance, accessible by ten steps with a wrought iron handrail. Wood glazed double doors are centered on the façade. Though they have been replaced twice in the past 20 years, the current doors were custom-made to replicate the original ones. Four massive Tuscan columns support the portico and rest on green glazed brick pedestals. The columns are topped by a plain white frieze and white cornice. The words **CITY HALL** are inscribed across the metal pediment face. Above the main entrance is a white wrought iron balconet with an ornamental railing placed at the base of a large glass block window. Four red pressed brick pilasters are evenly spaced across the west facade. Each pilaster has four simulated sandstone bands evenly placed for ornamentation. Arched entries facing west lead to the area below the portico, one on the north and one on the south. Two rows of green glazed brick are laid vertically to form an arch over each lower entrance.

North Elevation

The north elevation faces Bridge Street. In addition to the above listed features, the north side contains 26 1/1 double hung sash windows with original wood frames and 13 smaller 1/1 double hung windows along the raised basement level. The windows on the first stories have a continuous stone sill while the second story has separate sandstone lug sills. All first and second story windows have white boarded transoms topped with sandstone lintels. Some of the transoms have air conditioning units placed within them. The sandstone lintels of the second floor have a keystone, adding another element of the Classical Revival style to the building. Between each of the upper and lower story windows is a rectangular panel of recessed brick. Three pilasters, one at each end and one in the center, where the addition was joined to the original building, give a nice decorative display and make it impossible to determine where the addition occurred. Four horizontal sandstone bands, evenly spaced, complete these pilasters.

East (Rear) Elevation

The east elevation of the Adams County Courthouse overlooks a paved parking lot and adjacent residences. Though this is the rear of the building, it is the most-used entrance to the building today for security reasons. A center wrought iron railing leads up nine stairs to the rear entrance. Wood glazed double doors are centrally placed on this side. Above the doors is a very attractive, intricate divided-light transom. Surrounding the doors are decorative pilasters on each side beginning with sandstone plinths, green glazed brick and red pressed brick topped with decorative capitals, frieze, cornice, and then a sandstone ledge. On either side of the pilasters, red pressed brick is arranged in rows of three with every fourth row being recessed, imitating quoining. Windows on the east are identical to the windows on the north and south sides. Five windows are found on the first floor and seven on the second floor; the raised basement level contains five windows. Four symmetrically placed pilasters grace this elevation. Each of these pilasters has four horizontal sandstone bands as decoration. An elevator shaft of darker red brick was added to the building in 1977 to accommodate handicapped individuals. This addition caused an upper and a lower story window immediately to the north of the entrance to be obscured. A corbelled chimney is located at the southeast corner of this elevation. The chimney is brick capped with sandstone.

An entrance to the lower level, where the jail was once located, is accessible underneath the stairs. It is similar to the arched entrance under the west façade stairs. The area is composed of green glazed brick as it is part of the basement, but with a flat arch opening. Concrete stairs descend to the opening and to paired doors. The architectural drawings by John J. Huddart in 1905 show bars on the basement level windows along the entire south wall as well as the south side of the east wall, though the bars are no longer extant.

National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Adams County Courthouse
Adams County, Colorado

Section number 7 Page 3

South Elevation

The south elevation overlooks a landscaped area with adjacent older residences across the street. This side is identical to the north side of the building in materials, number of windows, and window placement.

Facilities Building

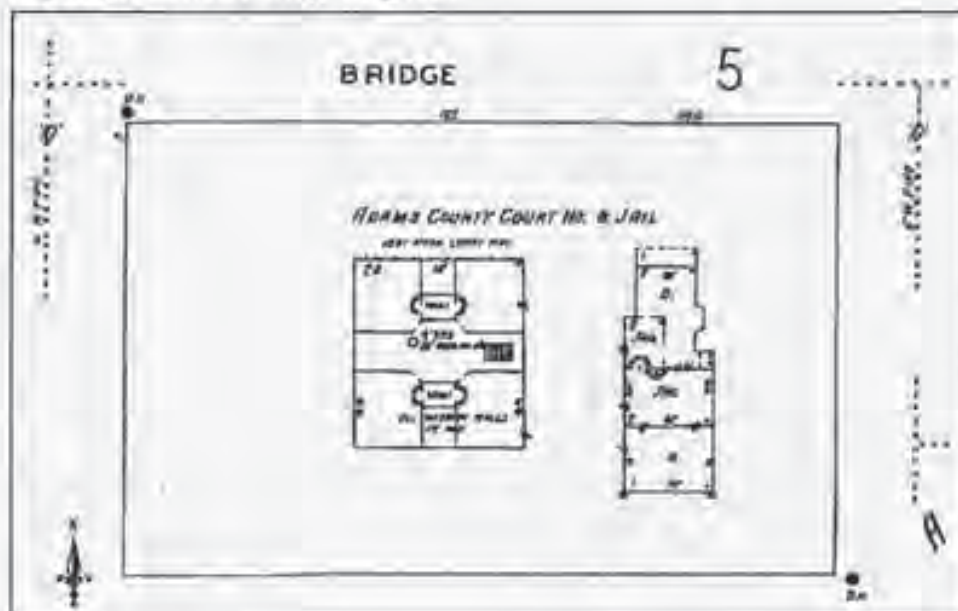
This rectangular shaped building is 43' long and 26'6" wide. It is approximately 1054 square feet. It was built with red brick and has a flat roof. A door with an adjacent fixed-pane window is placed to one side of the west wall. Former garage doors on the south wall have been filled in with wood and windows. Industrial lights are placed high on the brick walls in various places on the building.

The current Facilities Building appears to be the original garage at the rear of a dwelling constructed between 1920 and 1928 behind the Courthouse on the east part of the grounds. This house was probably constructed to alleviate crowding in the Courthouse building. It contained the sheriff's office and dwelling, two jail rooms (most likely separate areas for males and females) and a garage for the sheriff's car. It is very likely that three of the walls are the original garage but that they were veneered with the current red brick when the fourth (north) wall, which attached to the jail building, was constructed in 1953. The garage portion was renovated into the Annex or Facilities Building in that same year. The south wall of the Facilities Building has two large infilled garage door openings, further offering proof of the use as the garage for the sheriff. In the 1960s, the building housed large key punch machines for data processing. For many years the Drivers License Bureau occupied the small building. Currently it is used as office space. This building is non-contributing due to multiple alterations.

Gazebo

Constructed in 2004, the gazebo is an octagonal shaped structure. The asphalt shingled roof is capped by a finial-topped cupola that sits atop an octagonal platform, which then sits upon the larger octagonal roof. The frieze, platform support, and balustrade are all composed of straight wood sticks while the chamfered posts support sculpted brackets. The gazebo sits on a large concrete pad towards the southeast corner of the Courthouse building. A round picnic table provides seating under the gazebo. This structure is a non-contributing resource due to its recent construction date.

May 1928 Sanborn Map- Brighton



**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 8 Page 4**SIGNIFICANCE**

The Adams County Courthouse, currently known as Brighton City Hall, is eligible for the National Register of Historic Places under Criterion A in the area of Community Planning and Development as well as Politics/Government. The existence of this John J. Huddart-designed building is a direct consequence of the birth of Adams County and the election of Brighton as the county seat. The building, completed on May 10, 1906, demonstrates the contribution a courthouse makes to the legal system of a society and the architectural contributions a building of this stature provides a small town as a symbol of growth and prosperity. The building housed the county's governing board and administrative offices, the courts and judicial offices, the sheriff and the county jail, and public meeting rooms. As a legal institution, much of the county's early legal precedents were set here. County offices remained in this building for decades, finally vacating the space for new quarters in 1975. The period of significance begins in 1906 with the completion of the building and ends in 1956, a date in keeping with the National Register 50-year rule, though governmental activities still occur in the building on a city level.

The courthouse is also significant under Criterion A in the area of Politics/Government for its association with the Public Works Administration (PWA), a New Deal era program of President Franklin D. Roosevelt. By 1939, Adams County had outgrown the existing building and the county received money for an expansion project through the PWA. Denver architects Lester L. Jones and Richard O. Parry were selected as the architects to design the addition that nearly doubled the square footage of the original building. Because the hipped roof and cupola were removed, the original style of the building was significantly changed from Eclectic to Classical Revival. However, Jones and Parry duplicated Huddart's choice of original building materials wherever it was possible and mimicked trim details where appropriate. The period of significance is 1939, related to the year the federal agency provided funding for the construction of the addition.

Finally, the Adams County Courthouse is significant under Criterion C in the area of Architecture for embodying the distinctive characteristics of a type and period of construction. The two-story, Classical Revival brick building exhibits architectural ornamentation typical of the style such as a prominent pedimented portico, pilasters with plain capitals, Tuscan columns, and keystones in the window lintels. The building also displays a prominent cornice with wide frieze, classical details that were common to public buildings in this period. The building is an excellent representative example of the Classical Revival style applied to a government building in a small Colorado plains agricultural community. The period of significance for Architecture is 1939, the year of construction and the year the building took on its Classical Revival appearance.

Historical Background

Built in record time and completed May 10, 1906, the Adams County Courthouse served for decades as the center of local and county government in the small agricultural community of Brighton. The building's origin reflects the evolution of Brighton from an emerging pioneer farming town to a twentieth century agricultural town that increasingly served as the commercial and administrative center of the surrounding farming economy. The County Courthouse serves as a testimonial to the integral part it played in the community and the county. It is a versatile building that has served the public well and is representative of the democratic process of county and town government as well as planning of the infrastructure on the local and county levels. This attractive building and the activities it contained over the decades contributed significantly to the political and social well-being of the town of Brighton and Adams County. It enhanced growth, it provided employment, and it gave stability to an agricultural community in rural Adams County. This notable landmark attests to the fundamental historic importance of an early twentieth century town building to the community of Brighton, the newly formed

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 8 Page 5

Adams County and the state of Colorado. Today, the Adams County Courthouse appropriately houses the government of the City of Brighton in its use as City Hall.

The town of Brighton was platted on February 16, 1881, by city father Daniel F. (D.F.) Carmichael. Brighton had been a railroad stop at the junction of the Denver Pacific (later the Union Pacific) and the Denver & Boulder Valley railroads and was known as Hughes Station. By 1879, Hughes Station was already being called Brighton, believed to be named by Carmichael's wife Alice. When the plat was filed, there was a depot, wind mill, water tower, and station master's house situated at a railroad junction of the open prairie. The community quickly grew into a supply and shipping center for a thriving agricultural region populated by immigrants from Germany, Russia, Japan and Mexico. With Brighton's importance established, the town was incorporated July 26, 1887. At this time, within the boundaries of the town were a school, church, post office, blacksmith shop, hotel, meat market, telegraph station, newspaper, creamery, two general stores, three saloons, a railroad with three crews, and 175 residents. Brighton was originally part of Arapahoe County, which ran clear to the Kansas border. Arapahoe County was so large it was not efficient to operate. Two attempts to divide the county in General Assembly in 1887 and 1889 failed. Finally, Senator Emmet Bromley, who had a distinguished record of public service, introduced a bill creating Adams County from Arapahoe County on November 15, 1902. Brighton promised if they were named the county seat, they would provide the land to build a courthouse. The ratification of Article XX made the division an official reality. Brighton was made the temporary county seat of the new Adams County. The first Board of Commissioners met on December 4, 1902. The Commissioners were Wilson R. Smith, John Benbow and Fred P. Watts. Smith and Benbow were appointed by the governor and Watts was a former Arapahoe County Commissioner elected from the Brighton district. Smith resigned after one month and Edward Fitzpatrick was appointed in his place.

D.F. Carmichael leased his house for \$100 a month as the temporary quarters for the Adams County Courthouse. On January 22, 1904, at 1:55 a.m., fire struck the Carmichael House. Two men saw flames coming from the building and sounded the alarm. When the fire department arrived, the entire front of the house was in flames. The roof collapsed when the side walls fell outward. The fire was brought under control, saving a rear room and the jail. All of the tax lists, the county records and \$20,000 were lost. Herman Reuter offered his home, located at 3rd Avenue and Bridge Street, for \$100 a month and allowed the county to place a vault in the basement and construct a jail on the back of the property.

On November 8, 1904, an election was held to determine what town would become the county seat. The towns of Brighton, Fletcher (Aurora), Adams City, Hazeltine and Harris (Westminster) were all on the ballot. Brighton won with 1,103 votes and became the permanent county seat. On July 12, 1905, an agreement was made between Brighton and Adams County; the city and county each paid \$750 to purchase land from D. F. Carmichael to build the new county courthouse. John James Huddart was chosen as the architect and A. B. McDonald as the general contractor. Huddart was already a prominent Denver architect at the time, but this was a significant choice as Huddart had designed other public buildings. This would be his first commission for a courthouse.

Creating a design that incorporated elements from the Classical Revival and Italianate resulted in an eclectic architectural style that was a huge success for Huddart and later led to him being referred to as "the courthouse architect." His use of an ornate cornice around the roof of the building as well as different color brick for the elevations made the building "the handsomest in the west," as printed in the local paper December 15, 1905. The use of a red tile roof around a cupola became symbolic of Huddart's other courthouses, including Arapahoe, Washington, Summit, and Cheyenne counties.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 8 Page 6Historic Image- Adams County Courthouse Shortly After Completion in 1906

Image courtesy of Western History/Genealogy Dept., Denver Public Library, Image # X-7210

The building was completed May 10, 1906. The Huddart-designed building serving as the Adams County Courthouse was a two story brick building sitting upon a raised basement. The original red-tile roofed building contained 6,586 square feet with a cupola measuring 91 feet from the base to the top. On May 19, 1906, the officials of Adams County took up residence in this elegant, spacious, and substantial building and were ready to begin county transactions. Fortunately, the jail was empty at the time and the removal and transfer of the jail cells to the basement of the new building was easily completed. The cost of the building came to \$41,725.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 8 Page 7Historic Painting Depicting the Construction of the Adams County Courthouse

Image courtesy of Brighton Historic Preservation Commission

The business of the county became more complex as the needs of the county multiplied. Growth was steady and the 1916-17 construction of the Kurer Canning headquarters and plant as well as a large Great Western Sugar Company factory in Brighton caused a more rapid expansion of the local population. Efforts to modernize the county's infrastructure placed an increasingly challenging administrative burden upon government services. Public welfare became a permanent institution, the vaults were jammed to capacity and the situation became acute. The Great Depression of the 1930s dampened enthusiasm for a much-needed courthouse expansion.

Brighton Blade Newspaper Headline- January 17, 1908

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 8 Page 8

However, in 1938, the county applied for and received a grant from the federal government under the Public Works Administration (PWA). The PWA is often confused with the more prolific Works Progress Administration (WPA), both relief programs under President Roosevelt's self-proclaimed New Deal administration. While the WPA hired the unemployed to work on a wide variety of public infrastructure and betterment projects, the PWA provided grants to supplement local funding for the construction materials related to the expansion of schools, colleges, libraries, town halls, courthouses and other public buildings. Not only did the PWA grant to Adams County ensure the construction of the new addition, it also provided employment for skilled and unskilled workers from the community during the entire job. Like the original portion, the brick for the addition was produced locally and J.N. Counter, Brighton's mayor, received the contract to provide lumber and other supplies for the construction. On August 10, 1938, the county received word from Washington that the PWA grant of \$33,390 for an addition to the Adams County Courthouse had been approved. This sum was 45% of the total cost of \$74,200. As John J. Huddart died in 1930, the county commissioners hired Denver architects Lester L. Jones and Richard O. Parry to plan the new addition. They presented drawings of two floors and an entrance in a Classical Revival style, popular at the time. The working plans were submitted to George M. Bull, the PWA regional director.

According to State Business Directories, Richard O. Parry first shows up as an architect in Fort Collins in 1916, but by 1918 was located in the Interstate Trust Building in Denver. By the early 1920s he was in an office with an architect named Gardner and on his own again in 1925. Lester L. Jones appears to have started out his architectural practice in Fort Collins in the Colorado Building on College Avenue in 1918. He then occupied an office on Mountain Avenue from 1922 to 1929. Other buildings attributed to Jones include the 1923 Armstrong Hotel in Fort Collins and the 1938 Empire School in Empire, Colorado. Apparently his practice was doing well enough for him to secure an office in Greeley in 1920. It is perhaps in Fort Collins that the two architects were introduced to each other as they seemed to have an intermittent affiliation with each other over the years leading up to the construction of the Adams County Courthouse addition. They shared an office in Denver in 1929, 1931, 1932, and again in 1939, the year of the Adams County PWA project. In the interim years, they are found in neighboring buildings or different offices within the same building in Denver. Both architects disappear from the State Business Directories in 1941.

Bids on contracts for the addition to the Adams County Courthouse were approved December 2, 1938, by the board of Adams County Commissioners and George M. Bull. N.R. Nielsen of Denver submitted the low bid of \$57,811 and was the general contractor under the supervision of R.H. Woodmansee, the engineer-inspector for the PWA. McCarty-Johnson was approved with the low bid for the heating plant at \$4,834 and \$1,866 was granted to Samson's for the plumbing as it was the only bid. The term of the new contracts called for a total of 240 days, or approximately eight months, in which to complete the project. Work started December 3, 1938, with the building site being staked out. On December 6, 1938, groundbreaking for the new addition took place. Four evergreens were removed and replanted, shrubbery next to the old building dug up, and light poles removed. By January 6, 1939, workmen started on the footings for the actual construction. Finishing touches were completed in laying out the boundaries and additional work was done on the excavation.

The addition was to be 5,277 square feet, almost doubling the size of the original building. It would be 60'9" in length and the width would be the same as the original building at 86'9". Architects Jones and Parry carefully matched the building materials of the addition's exterior walls to correspond with those of the original building. The addition was attached to the west facade of the original courthouse. Though Jones and Parry took great care in duplicating the original materials, they significantly altered the general appearance. The red tiled roof and cupola were removed and replaced with a flat roof. The

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 8 Page 9

new main entrance on the west was designed in the Classical Revival style. Four majestic Tuscan columns were placed under a large portico.

The building was to be completed September 3, 1939, but the *Brighton Blade* newspaper reported on September 5, 1939, that R.H. Woodmansee, the PWA engineer-inspector at the courthouse since work started in December, was transferred to Pueblo. John F. Lamb was put in charge for the remainder of the work. He commuted from his office in Boulder. G.E. Nichols was the assets inspector. The fireproof building was completed October 1, 1939, and by October 3, 1939, a large amount of new equipment was being installed in the new portion of the building. County officials moved into their new quarters or already occupied them. The new building accommodated the offices of the county welfare department and the county extension agent in the basement. The commodity warehouse for federal commodities would adjoin the welfare department to facilitate work between the two departments. Vault space was available on all floors. The county's clerk and treasurer occupied offices on the main floor. The second floor was a commodious space for the district court while the old district court rooms were partitioned into jury rooms. Some remodeling was undertaken in the old building including the installation of a new roof and a new heating unit that heated both the old and new sections.

Ben Tyler, with the Adams County Treasurer's office for 40 years, used to bag the county money every day at noon, put on his hat, and walk down the street from the courthouse with the bag in his hand. He deposited the money in the First Bank of Brighton on the northwest corner of Main and Bridge streets. Tyler was known by many people as he lived in Brighton with his wife, Lena, and two children. As he walked to the bank, people would wave and toot their car horns. Tyler would tip his hat to each of them. Today, armored cars do this job. Employees remember sending out tax notices to farmers in Adams County using an address-o-graph machine. Starting in November, everyone in the office would prepare tax notices to be sent out in the middle of January. Each letter of the name had to be placed by hand in a typesetter, then ink was fed to the machine and the machine was cranked by hand. Each notice was larger than legal-size paper and consisted of three pages. One page went to the homeowner to keep, one page was sent back to the county, and the last page was used as a receipt. To modernize the system in the 1960s, huge IBM computers with key punches were installed on the second floor. When in operation, they would shake the entire building clear down to the basement. It was feared the weight of the machines would cause structural damage, so the machines were moved to the Annex/ Facilities Building in the southeast area of the parking lot.

In 1961, the courtrooms moved into the new Hall of Justice building in the county complex on Bridge Street. Today, the round Hall of Justice building houses a Brighton Charter School. The county administrative offices remained in the courthouse. In 1975 the Adams County Board of Commissioners approved construction of a new building further south on 4th Avenue. The old courthouse was sold to Frank Mann in exchange for 527 acres that became the Adams County Regional Park. During this time, Brighton was looking for new quarters to house the city government. Ron Hellbusch, then city manager, was instrumental in getting city officials to consider using the old courthouse for a city hall. Frank Mann sold the building to the city for \$175,000. To accommodate new quarters for the city, some immediate renovations were necessary. To make the somewhat dismal interior more presentable, the city completed some painting and floor-finishing repairs. A new boiler was installed and it was suggested that treated water be used. A boiler could last 50 years with treated water and 10 years with untreated water. Gutters were replaced on the south side of the building. The building had been wired in 1907 and rewired over the years, but it was apparent that new wiring was again needed. A brick shaft for an elevator was installed on the exterior of the east wall around 1977 to make the building ADA-accessible. The rest of the renovations were spread out over five years. Part of the building was leased and the rent paid for the \$20,000 due each year to pay off the mortgage. The Municipal Building

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number 8 Page 10

was dedicated to the citizens of Brighton on September 11, 1977, to serve the needs of the people. A county government began and a city government continued in a building that is 100 years old in 2006. It is a tribute to the craftsmen who created this grand building.

During the decades that the Adams County Courthouse in Brighton served as the county seat of government, the Adams County Commissioners and committees met frequently there to discuss and vote upon many issues critical to the county's proper functioning and development. Inside these walls, people implemented county government policies and practices and planned the future of the county. From this building, the sheriff worked to protect the community and county from a variety of hazards. The judicial courts decided the fates of individuals within the county. The first elected sheriff, J.P. Higgins, occupied his own jail for failure to pay a fine for contempt of court. The Adams County Courthouse/Brighton City Hall has served for 100 years as the center of the county and city of Brighton in administrative and community functions. The building represents the early maturation of Adams County and Brighton into a thriving center of agriculture and commerce and its first successful democratic effort to create an adequate home for local and county services.

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Adams County Courthouse
Adams County, Colorado

Section number 9 Page 11

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Warranty Deeds – Book 23, Page 119, Adams County Administration Building

Warranty Deeds – Book 17, Page 447, Adams County Administration Building

Municipal Records – Book 15, Page 350, Adams County Administration Building

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"County Seat Official Count," December 2, 1904

"Certain of Courthouse," July 21, 1905, Front page

"Bids for County Building," August 11, 1905, Front page, "Official Paper Adams County," page 2

"Official Paper Adams County," August 25, 1905, Page 3, "Work Under Way," Page 4

"Adams County Commissioners," September 1, 1905, Front page

"Adams County Commissioners," September 15, 1905, Front page

Adams County Commissioners," November 10, 1905, Front Page

"Elevation of Adams County Courthouse Being Erected," December 15, 1905, Front Page

"Adams County Commissioners," January 12, 1906, Page 3

"Adams County Commissioners," January 19, 1906,

"Official Paper Adams County," April 6, 1906, Page 4

"The Booster Bunch," May 11, 1906, Front Page

"Official Paper Adams County," May 18, 1906, Page 4

"Court House Complete," May 25, 1906, Front Page, "Applaud The Action," Page 4

**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**

Adams County Courthouse
Adams County, Colorado

Section number 9 Page 12

- "Brighton & Adams County," June 15, 1906, Page 3
"Official Paper Adams County," August 10, 1906, Page 2
"Workmen Lay Flooring At New Courthouse," August 11, 1938, Front Page
"PWA Announces \$33,390 Grant for Addition to Courthouse," August 11, 1938, Front Page
"Commissioners Will Advertise For Contractor," September 6, 1938, Front Page
"Bids Received For Contracts On Courthouse," November 21, 1938, Front Page
"Contracts Are Approved For New Building," December 2, 1938, Front Page
"Workmen Clear Ground For New Building Site," December 6, 1938, Front Page
"Clerk's Office Moved To Make Room For Vault," December 16, 1938, Front Page
"Considerable Lumber Received at New Courthouse," January 6, 1939, Page 4
"Completion of New Courthouse Addition Recalls Construction of Former Building," September 5, 1939, Page 3
September 15, 1939, Page 2
"Officials Busy Moving to New Office Sites," October 3, 1939, Front Page

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National Register of Historic Places Continuation Sheet

United States Department of the Interior
National Park Service

Adams County Courthouse
Adams County, Colorado

Section number 10 Page 13

GEOGRAPHICAL DATA

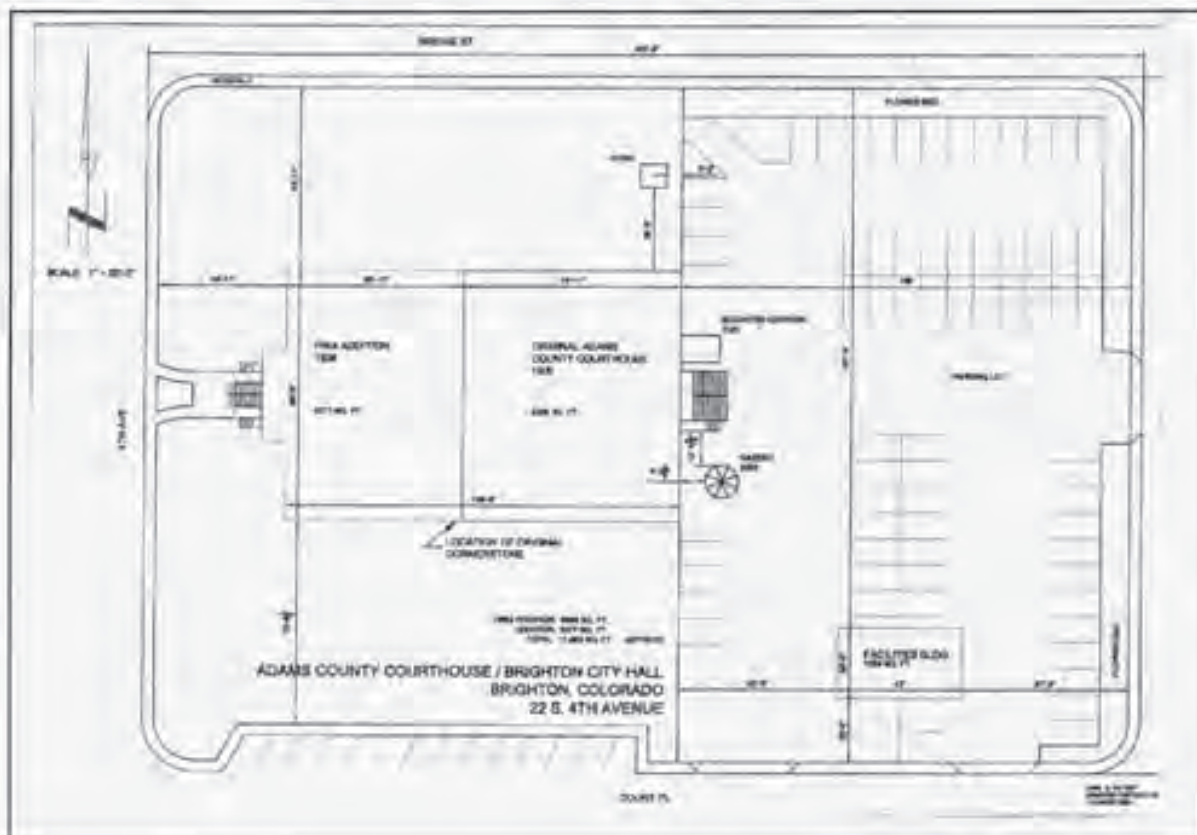
VERBAL BOUNDARY DESCRIPTION

SUB:WALNUT GROVE SECOND ADD DESC: BLK 25 N OF CT PL DESC AS BEG 70 FT E AND 35 FTS OF NW COR NW4 SEC7 TH S ALG E LN OF 4TH ST TOWN OF BRIGHTON 215 FT TH E 320 FT TH N 215 FT TO S LN BRIDGE ST TH W 320 FT TO POB.

BOUNDARY JUSTIFICATION

The nominated boundary includes the parcel of land historically associated with the Adams County Courthouse.

SITE PLAN



**National Register of Historic Places
Continuation Sheet****United States Department of the Interior
National Park Service**Adams County Courthouse
Adams County, ColoradoSection number ____ Page 14**PHOTOGRAPH LOG**

The following information pertains to photograph numbers 1-14 except as noted:

Name of Property: Adams County Courthouse
Location: Adams County, Colorado
Photographer: Brian Poteet
Date of Photographs: March 4, 2005
Negatives: Brighton City Hall

<u>Photo No.</u>	<u>Photographic Information</u>
1	View of west façade, camera facing east.
2	View of north elevation, camera facing southeast.
3	View of east elevation, camera facing west.
4	View of south elevation, camera facing northeast.
5	View of window, lintel with keystone.
6	Tuscan column and pediment detail.
7	Tuscan column base detail.
8	Interior- 1906 radiator on 1 st floor.
9	Interior- 1906 safe in basement.
10	Interior- Original door to Judges' Chambers on 2 nd floor.
11	Interior- Original door to Library on 2 nd floor.
12	Interior- Heritage Room ceiling on 2 nd floor.
13	View of original west façade frieze taken in the attic.
14	View of west facade at night, camera facing east.

National Register of Historic Places
Continuation Sheet

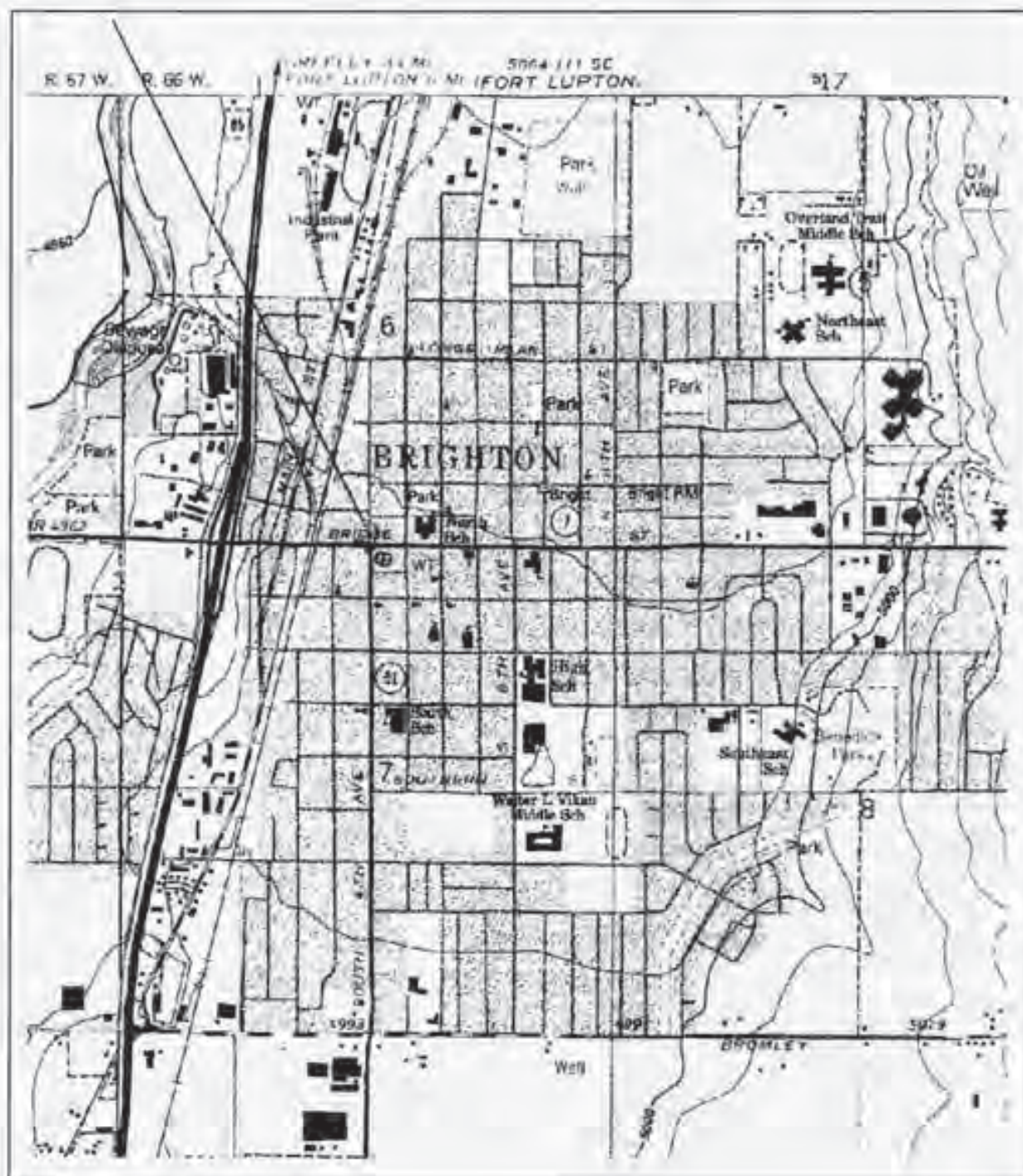
United States Department of the Interior
National Park Service

Adams County Courthouse
Adams County, Colorado

Section number _____ Page 15

USGS TOPOGRAPHIC MAP
Brighton Quadrangle, Colorado
7.5 Minute Series

UTM: Zone 13 / 515615E / 4426051N
PLSS: 6th PM, T1S, R66W, Sec. 7
NW¼, NW¼, NW¼, NW¼
Elevation: 4982 feet





United States Department of the Interior

NATIONAL PARK SERVICE 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW
Washington D.C. 20005



The Director of the National Park Service is pleased to announce actions on the following properties for the National Register of Historic Places. For further information contact Edson Beall at (202) 354-2255 or E-mail: Edson_Beall@nps.gov
Visit our web site at <http://www.cr.nps.gov/nr>

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 10/02/06 THROUGH 10/06/06

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY

Wichenburg--Boetto House, 225 S. Washington St., Wichenburg, 06000912,
LISTED, 10/04/06

ARKANSAS, CALHOUN COUNTY

Hampton Waterworks, Huni St., W of Lee St., Hampton, 06000909,
LISTED, 10/05/06 (New Deal Recovery Efforts in Arkansas MPS)

ARKANSAS, CHICOT COUNTY

Eudora City Hall, 239 S. Main St., Eudora, 06000910, LISTED, 10/05/06
(New Deal Recovery Efforts in Arkansas MPS)

ARKANSAS, CLARK COUNTY

US 67 Rest Area, Old, West side of Old US 67, approx. 0.5 mi. S of Middleton, Curtis vicinity,
06000907, LISTED, 10/05/06 (New Deal Recovery Efforts in Arkansas MPS)

ARKANSAS, INDEPENDENCE COUNTY

Batesville East Main Historic District, Main St. between 7th and 11th Sts.,
Batesville, 83003546, ADDITIONAL DOCUMENTATION APPROVED, 10/04/06

ARKANSAS, OUACHITA COUNTY

Bearden Waterworks, Jct. of N. 2nd and N. Cedar, Bearden, 06000908, LISTED, 10/05/06
(New Deal Recovery Efforts in Arkansas MPS)

ARKANSAS, POPE COUNTY

Russellville Downtown Historic District, Roughly bounded by W. 2nd St., Arkansas Ave.,
Missouri-Pacific RR tracks and El Paso St., Russellville, 96000941,
ADDITIONAL DOCUMENTATION APPROVED, 10/04/06

ARKANSAS, ST. FRANCIS COUNTY

Hughes Water Tower, Church St., Hughes, 06000905, LISTED, 10/05/06
(New Deal Recovery Efforts in Arkansas MPS)

ARKANSAS, STONE COUNTY

Mountain View Waterworks, Jct. of Gaylor St. and King St., Mountain View, 06000906,
LISTED, 10/05/06 (New Deal Recovery Efforts in Arkansas MPS)

CALIFORNIA, LOS ANGELES COUNTY

Beverly Hills Women's Club, 1700 Chevy Chase Dr., Beverly Hills, 06000914,
LISTED, 10/04/06

CALIFORNIA, SONOMA COUNTY

Ellis--Martin House, 1197 E. Washington St., Petaluma, 06000915, LISTED, 10/04/06



COLORADO, ADAMS COUNTY

Adams County Courthouse, 22 S. 4th Ave., Brighton, 06000916, LISTED, 10/04/06

COLORADO, LARIMER COUNTY

Snogo Snow Plow, Rocky Mountain National Park, Estes Park vicinity, 06000934,
LISTED, 10/04/06

FLORIDA, LAKE COUNTY

Edge House, 1218 W. Broad St., Groveland, 06000917, LISTED, 10/05/06

INDIANA, BOONE and MARION COUNTIES

Eagle Township and Pike Township, Indiana MPS, 64500957,
COVER DOCUMENTATION ACCEPTED, 9/27/06

INDIANA, MULTIPLE COUNTIES

Park and Boulevard System of Fort Wayne, Indiana MPS, 64500961,
COVER DOCUMENTATION ACCEPTED, 10/06/06

IOWA, LEE COUNTY

Sheaffer, Walter A., House, 11 High Point, Fort Madison, 06000858, LISTED, 9/19/06

MAINE, AROOSTOOK COUNTY

Oakfield Grange, #414, 89 Ridge Rd., Oakfield, 06000920, LISTED, 10/04/06

MAINE, CUMBERLAND COUNTY

Chapman, Leonard Bond, House, 90 Capisic St., Portland, 80000228,
ADDITIONAL DOCUMENTATION APPROVED, 10/04/06

MAINE, CUMBERLAND COUNTY

Eighth Maine Regiment Memorial, 13 Eighth Main Ave., Peaks Island, 06000919,
LISTED, 10/04/06



1



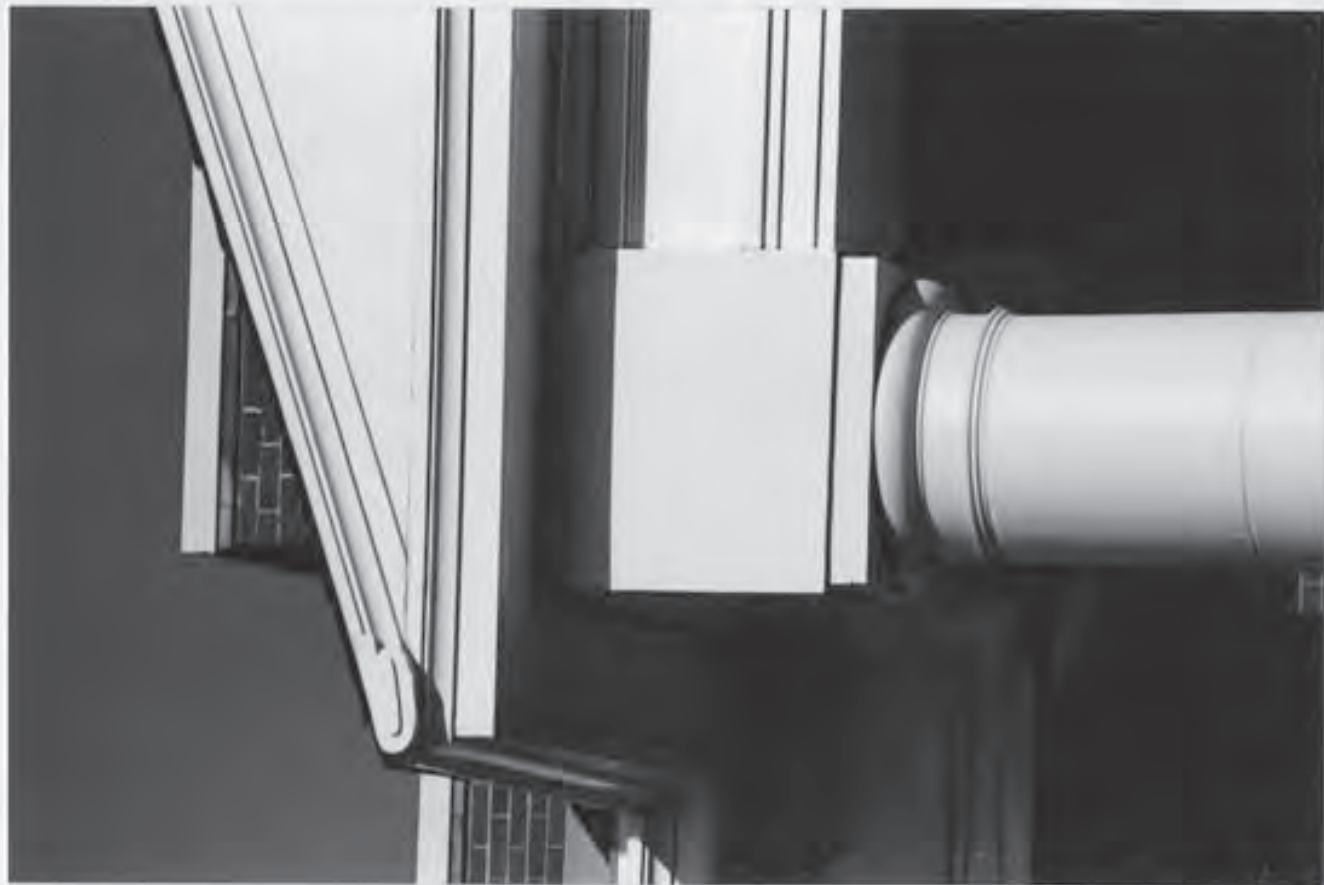
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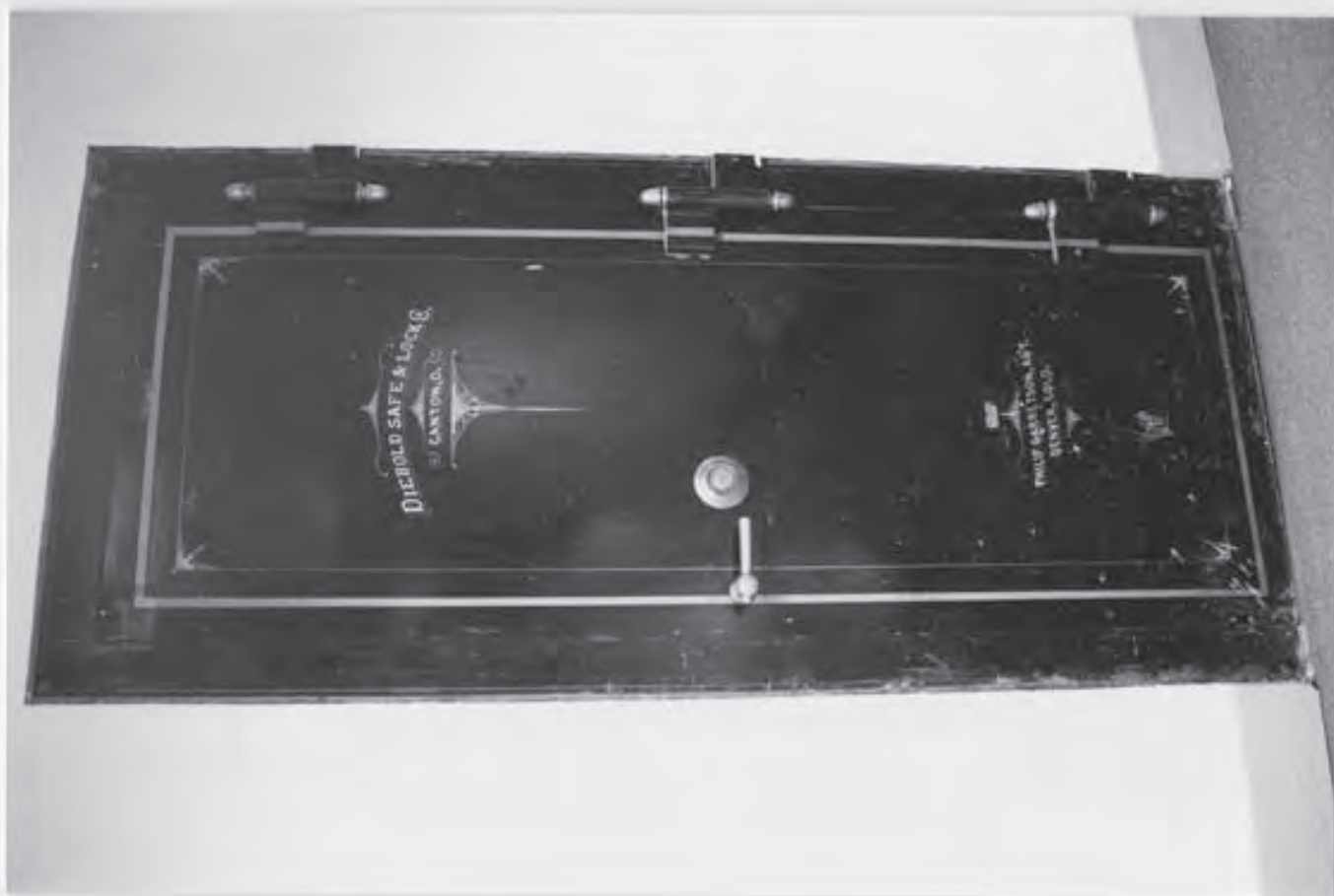
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13



14

**RESOLUTION
HISTORIC PRESERVATION COMMISSION**

**A RESOLUTION OF THE CITY OF BRIGHTON HISTORIC PRESERVATION
COMMISSION RECOMMENDING APPROVAL OF A NOMINATION TO
DESIGNATE HISTORIC CITY HALL (THE ADAMS COUNTY COURTHOUSE) AS A
HISTORIC LANDMARK.**

RESOLUTION NO. _____

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the City of Brighton, Colorado, an application for nomination (the “Application”), by the Brighton Historic Preservation Commission (the “Applicant”), to designate, as a historic landmark, Historic City Hall (Adams County Courthouse), located at 22 South 4th Avenue on parcel number 0156907107009, (the “Property”); and

WHEREAS, the Applicant obtained consent to the nomination by the owner of the Property, the City of Brighton (the “Owner”); and

WHEREAS, a notice of the public hearing, regarding the nomination of the subject property, was published in the *Brighton Standard Blade* and posted on the property for no less than fifteen (15) days prior to the date of the public hearing; and

WHEREAS, on October 13, 2016, the Historic Preservation Commission held a public hearing to consider the nomination of the Property for designation as a historic landmark; and

WHEREAS, the Historic Preservation Commission finds that the Property is at least fifty (50) years old and satisfies at least one (1) criterion from each of the Eligibility Categories, as delineated in Section 16-22-30, Eligibility for Designation of a Historic Landmark or Historic District, of the *Brighton Municipal Code*; and

WHEREAS, the Historic Preservation Commission is aware that mechanical and electrical permits have been issued to install new heating and air systems to the Property prior to the nomination of the Property as a historic landmark, and thus exempted from the requirement to obtain a Certificate of Appropriateness for those renovations; and

WHEREAS, the Historic Preservation Commission finds the plans for the renovation and addition to the Property are generally in compliance with the criteria for determining appropriateness of changes to a designated structure, as described in Section 16-22-50, et seq., Certificates of Appropriateness, of the *Brighton Municipal Code*, and will not be detrimental or adversely affect the historic significance of the Brighton Armory; and

WHEREAS, the Historic Preservation Commission has reviewed the Application to nominate Historic City Hall (The Adams County Courthouse) as a local historic landmark and finds and declares that the proposed designation will not be detrimental to the future

development of the area, or the health, safety, or welfare of the inhabitants of the City of Brighton; and

WHEREAS, the Historic Preservation Commission finds that the designation of Historic City Hall as a historic landmark will, through preservation and protection, enhance the use of this cultural resource and will contribute to the artistic, social, economic, political, architectural and historic heritage of the city for the benefit of the inhabitants of the City of Brighton.

NOW THEREFORE, BE IT RESOLVED that the Brighton Historic Preservation Commission does hereby find that Historic City Hall possesses historic significance and recommends, to the City Council, approval of the nomination to designate Historic City Hall as a historic landmark.

RESOLVED, this 13th day of October, 2016.

**CITY OF BRIGHTON, COLORADO
HISTORIC PRESERVATION COMMISSION**

Allison Lockwood, Chairperson

ATTEST:

Sheryl Johnson, Senior Administrative Assistant



HISTORIC PRESERVATION COMMISSION

Staff Report

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: October 4, 2016

Date Presented: October 13, 2016

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Aja Tibbs, Long Range & Historic Preservation Planner

10/13/2016

HISTORIC PRESERVATION COMMISSION

Staff Report

HISTORIC PROPERTIES/REFERRALS:

880 South Main Street – Demolition Permit

Staff and the Demolition Sub-Committee has reviewed and approved a demolition permit for 880 South Main Street. The scope of work for the permit is for total demolition and removal of the existing structure. The building is less than 50 years old, and no evidence of exceptional significance was found during review of the permit.

238 North Main Street – Colorado Canning Co. (Cannery Lofts)

Staff has received some revised elevations regarding the proposed restoration of the Colorado Canning Co. located at 238 North Main Street. This structure is not locally designated, so staff has been reviewing the Downtown Plan on an advisory basis only. However, the applicant will be coordinating the planned improvements with the state in order to remain eligible for the tax credits granted earlier this year. A copy of the most recent design has been attached for your reference.

119 North Main Street – Rehabilitation Permit

Mr. Dyson has begun working with his architect to draft renovation plans for the front façade of the building. A preliminary draft of the façade has been attached for review. This structure is not locally designated, so staff will review these changes during the building permit processing on an advisory basis. A copy of the proposed sketch has been attached for your reference.

GRANTS & SURVEYS:

CLG Grant – Brighton Subdivision

The application for the grant deadline has been pushed back to January, so staff is still working with the grants committee to evaluate which properties will be included in the survey and what level of survey each property will be.

BUDGET:

HPC 2017 Budget

The City Council held a budget review meeting on Friday, September 30th. The Historic Preservation Commission budget was presented as requested by the Commission. No questions were presented to the Council. The Council is scheduled to make a final review and determination of the budget on October 18.

HPC OFFICE:

Office HVAC Installation

Work on this project has officially begun in portions of the building. For now, the HPC office will not be impacted. However, staff will update the Commission as the project progresses and work within the HPC office approaches.

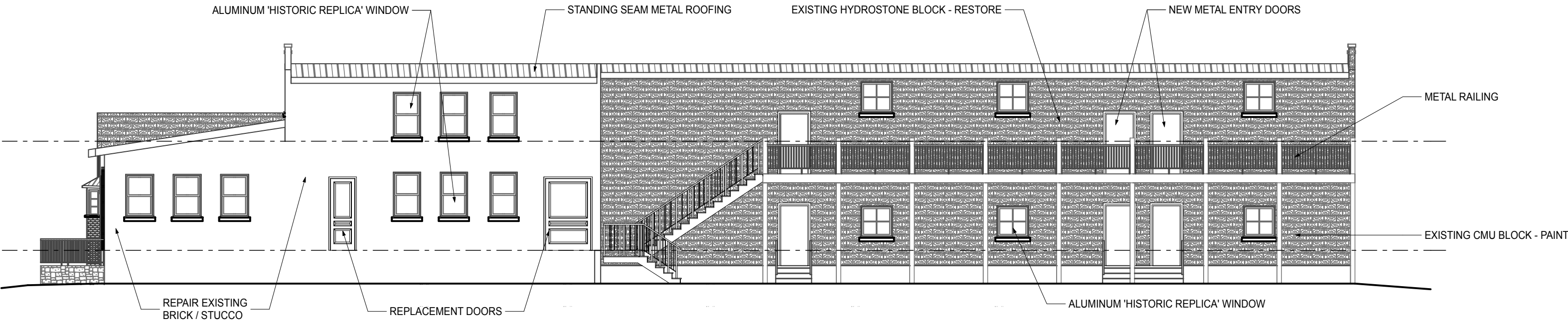
HPC Office Coordinator Posting

Staff received 26 applications for the HPC Office Coordinator temporary position. Staff held interviews with seven of the candidates, and narrowed that down to four candidates for additional testing, and a second interview. The final candidate will be selected this week, and an offer made. Staff will provide an update at the regular meeting as the process progresses. Overall, the pool of applicants this round were significantly more qualified and competitive than our last posting, and we are looking forward to adding a talented and capable individual to our team.

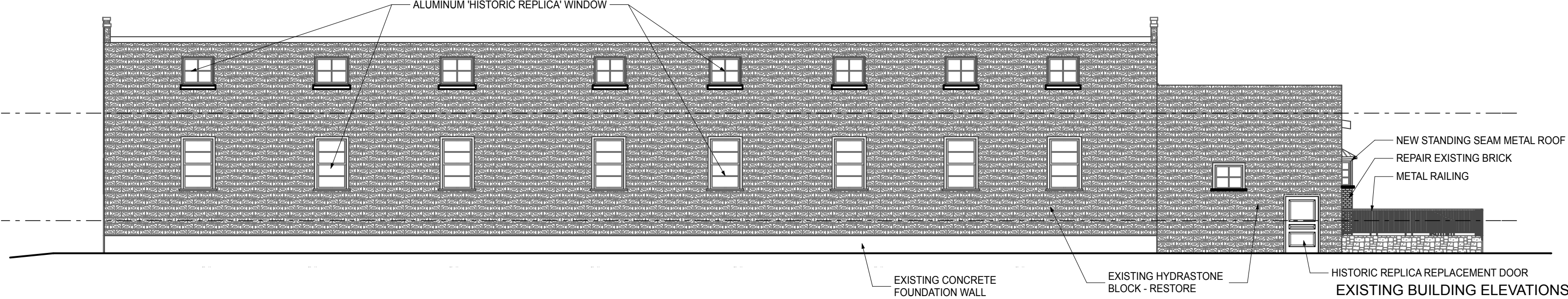
ATTACHMENTS:

- Cannery Lofts Draft Downtown Plan
- Draft Elevation of 119 North Main

FINAL DEVELOPMENT PLAN
CANNERY LOFTS
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66
WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
EXISTING BUILDING ELEVATIONS



2 EXISTING BUILDING - EAST ELEVATION (RAILROAD TRACKS)
SCALE: 3/32" = 1'-0"

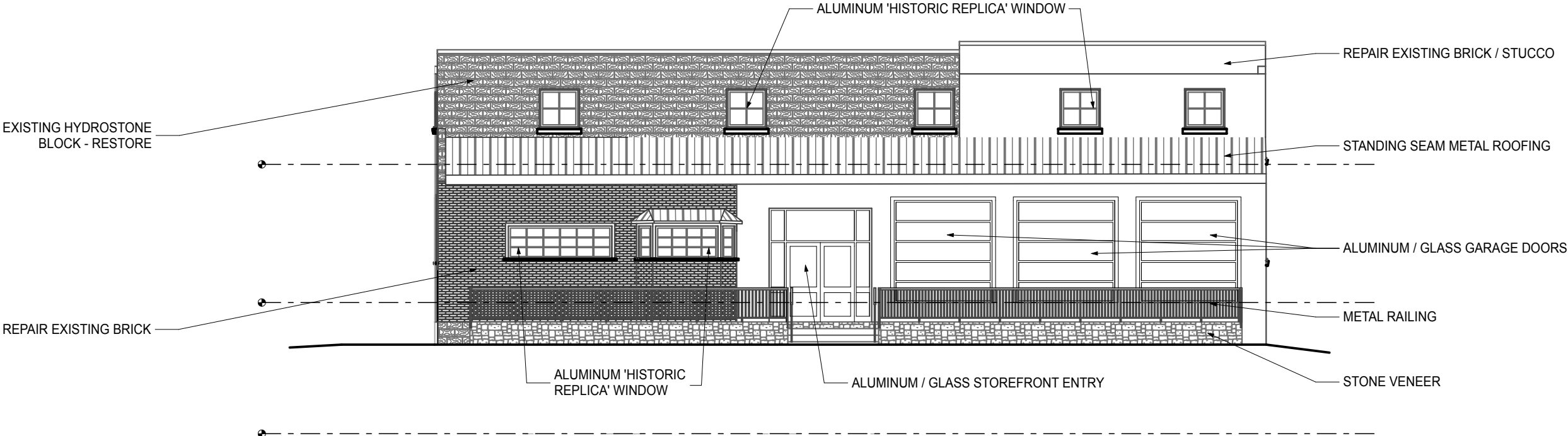


1 EXISTING BUILDING - WEST ELEVATION (MAIN STREET)
SCALE: 3/32" = 1'-0"

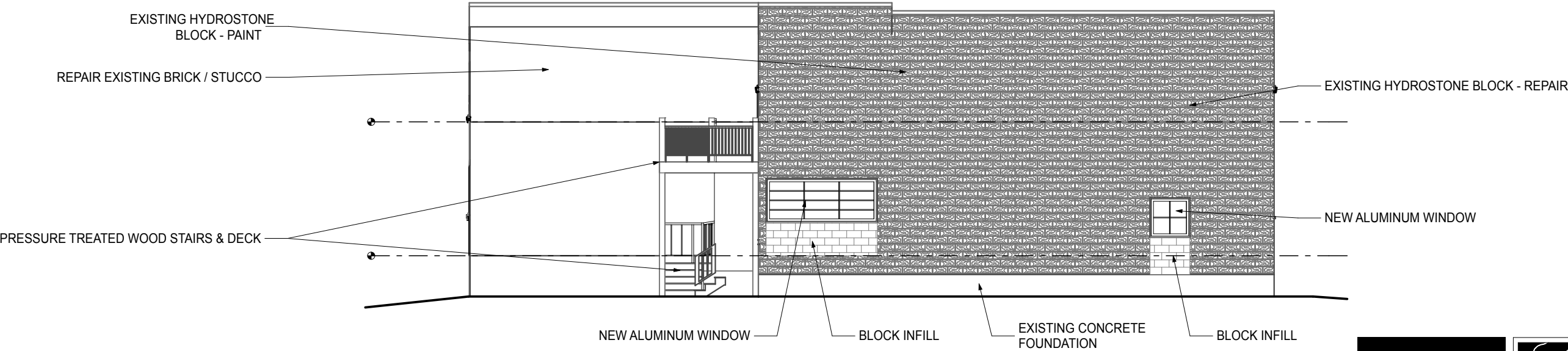


R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P): 303-753-6730 (F): 303-753-6568 WWW.RRENGINEERS.COM	
REVISIONS	
File No.	
Date Dm.	04/12/16
Drawn By	
Checked By	
Job No.	

FINAL DEVELOPMENT PLAN
CANNERY LOFTS
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66
WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
EXISTING BUILDING ELEVATIONS



2 EXISTING BUILDING - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EXISTING BUILDING - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

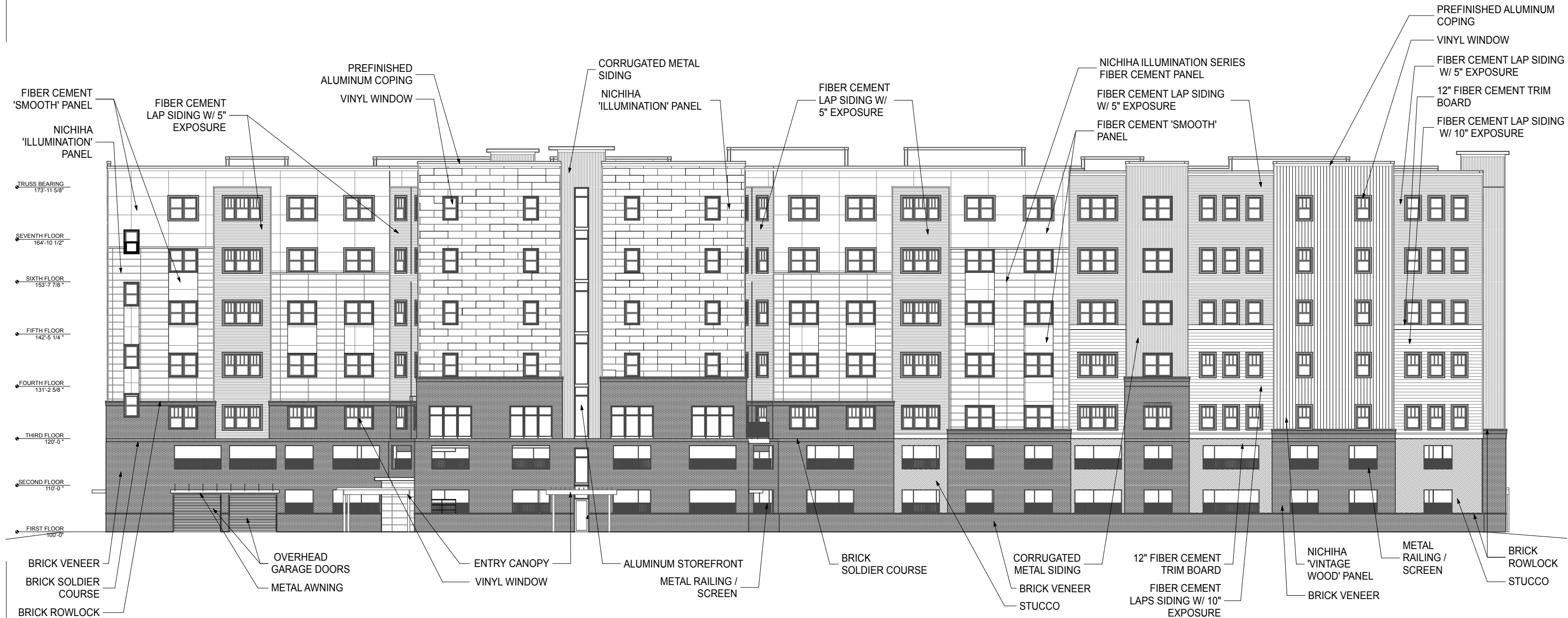
EXISTING BUILDING ELEVATIONS
A2



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FINAL DEVELOPMENT PLAN
CANNERY LOFTS
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66
WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
NEW CONSTRUCTION ELEVATIONS



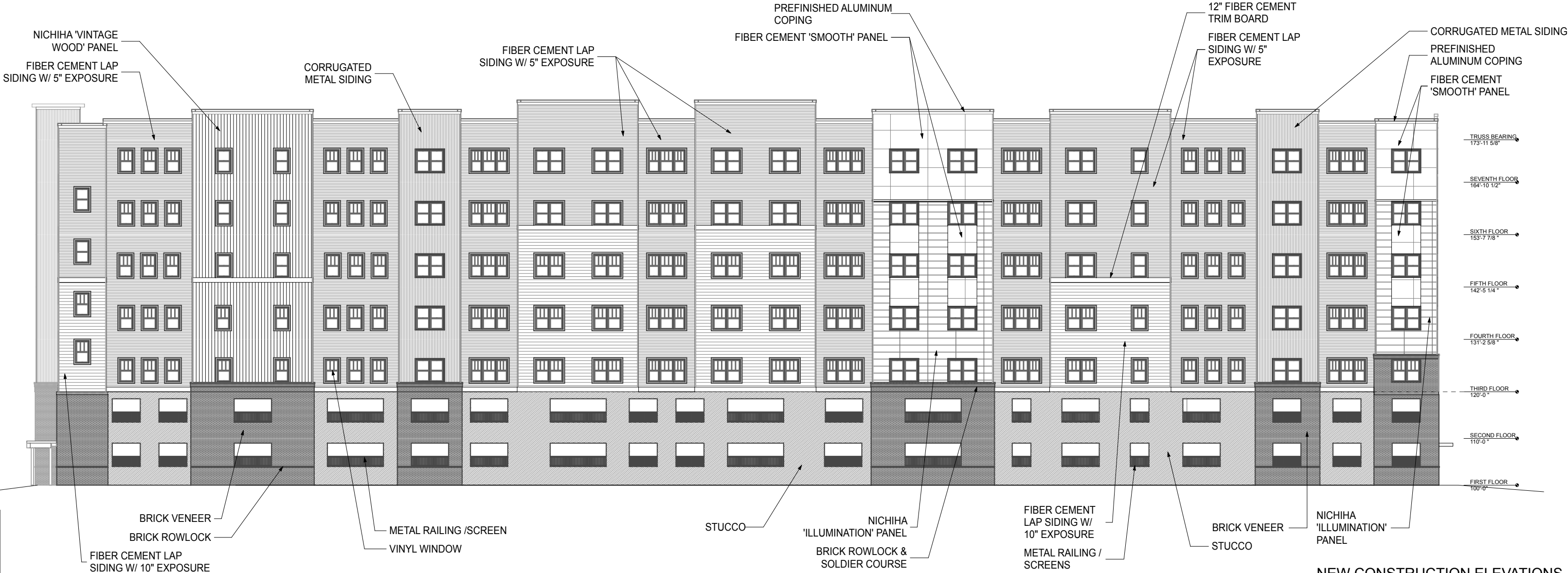
1 NEW BUILDING - WEST ELEVATION (MAIN STREET)
SCALE: 1" = 20'

NEW CONSTRUCTION ELEVATIONS
A3



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FINAL DEVELOPMENT PLAN
CANNERY LOFTS
LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66
WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
NEW CONSTRUCTION ELEVATIONS



NEW CONSTRUCTION ELEVATIONS
A4

1 NEW BUILDING - EAST ELEVATION (RAILROAD TRACKS)
SCALE: 1" = 20'



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FINAL DEVELOPMENT PLAN
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NEW CONSTRUCTION ELEVATION



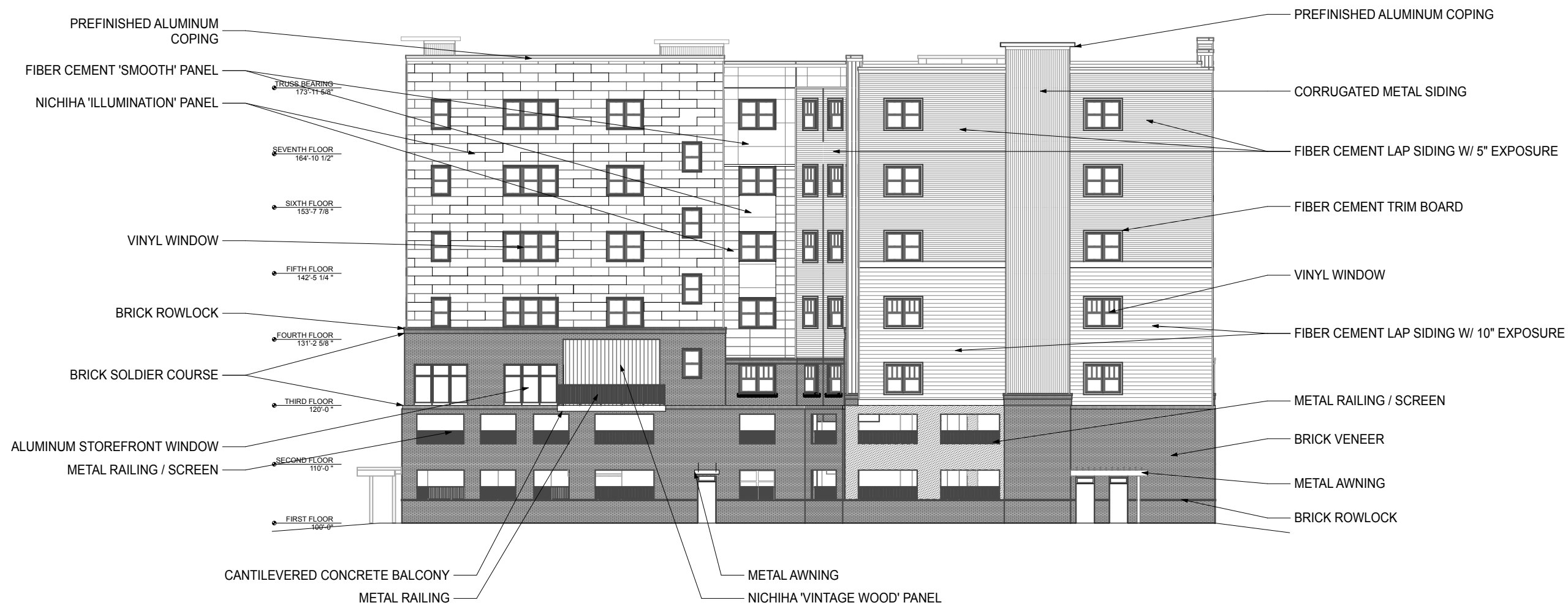
1 NEW BUILDING - NORTH ELEVATION
SCALE: 1" = 20'

NEW CONSTRUCTION ELEVATION
A5



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FINAL DEVELOPMENT PLAN
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NEW CONSTRUCTION ELEVATIONS



1 NEW BUILDING - SOUTH ELEVATION
SCALE: 1" = 20'

NEW CONSTRUCTION ELEVATIONS
A6



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FINAL DEVELOPMENT PLAN
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RENDERED ELEVATIONS



1 WEST ELEVATION
NOT TO SCALE

RENDERED ELEVATIONS
A7



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FINAL DEVELOPMENT PLAN
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RENDERED ELEVATIONS



1

EAST ELEVATION

NOT TO SCALE

RENDERED ELEVATIONS
A8



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FINAL DEVELOPMENT PLAN
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RENDERED ELEVATIONS



1 SOUTH ELEVATION
NOT TO SCALE

RENDERED ELEVATIONS
A9



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RENDERED ELEVATIONS



1 NORTH ELEVATION
NOT TO SCALE

RENDERED ELEVATIONS
A10



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